

## Unit 17,

Durham Lane, West Moor Park, Armthorpe, Doncaster

**Workin**  
COMMERCIAL PROPERTY

DN3 3FE



# TO LET

## INDUSTRIAL/WAREHOUSE

### SUMMARY:

- High quality warehouse/industrial unit with two storey offices
- Good Access to the A1, M18, M180, M1 and M62
- Large Secure Yard
- Flexible space with good office content

### Workin Commercial Property

tel: 01302 359 032

email: [contact@workin-commercial.co.uk](mailto:contact@workin-commercial.co.uk)

74 Everton Road, Sheffield, S11 8RY

[workin-commercial.co.uk](http://workin-commercial.co.uk)



**RICS**

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property  
professionalism  
worldwide

SIZE

**5865 SQFT**

544.96 SQ.M

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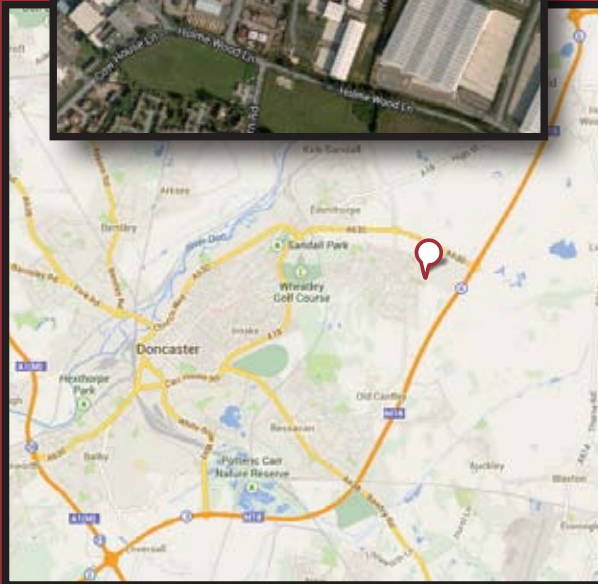
## DN3 3FE

### Location

The property forms part of a premier business park situated approximately 1 mile from Junction 4, M18. Doncaster town centre is located approximately 5 miles. Doncaster has a central position in South Yorkshire and with excellent motorway links to the M1, M18, M180 and A1(M).

### Description

The property comprises a mid-terrace unit which has been laid out to provide flexible warehouse/industrial/office accommodation. The property has been designed to a high specification with panel glass elevations contained within the steel portal frame construction. The warehouse benefits from a electrically operated roller shutter door and has a eaves height of 7m. The layout provides a reception area, wc facilities, kitchen and some open plan space. The first floor office provides two separate offices. The offices benefits from a gas central heating system and air conditioning units. There is a large yard to the front of the property enclosed by a steel palisade fence shared with unit 16.



### Accommodation

The property has been measured on a gross internal floor area;

#### Ground Floor

Warehouse/ Industrial/ reception area/wc and kitchen facilities - 499.88 sqm (5380 sqft)

#### First Floor

Offices - 45.08sqm 485sqft

### Terms / Rent

The property is available on a new lease on terms to be negotiated at a commencing rent of £30,000 per annum exclusive. Incentives will be available subject to lease terms and covenant strength. The owner of the property may consider a sale of the property.

### Business Rates

Interest parties are advised to contact Doncaster Metropolitan Borough Council to verify the rates payable for the property and any exemptions that may be available.

### Energy Performance Certification

The property has an EPC rating of B. A copy of the certificate and recommendation report of available on request.

### Planning

The property has planning consent for uses falling with Classes B1 (Business), B2 (Industrial) and B8 (Warehouse/Distribution) of the Town and Country Planning (Uses Classes) Order 1987

### Legal Expenses

Each party will be responsible for their own legal expenses.

**For more information or to view the property please contact:**

**Jamie Smyth** - tel: 07766551971,  
email: jamie@workin-commercial.co.uk

**Ryan Stevens** - tel: 07557227307,  
email: ryan@workin-commercial.co.uk



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