



# TO LET

**MODERN INDUSTRIAL/WAREHOUSE UNIT  
168 sq.m (1,807 sq.ft.)**



**UNIT D2  
ARMTHORPE ENTERPRISE PARK  
DONCASTER  
DN3 3DY**

web. [www.bht.uk.com](http://www.bht.uk.com)

address. 51a St. Pauls Street, Leeds, LS1 2TE

tel. 0113 244 9020 fax. 0113 244 1104

## LOCATION

Armthorpe Enterprise Park is located approximately 4 miles north east of Doncaster, just off the A630 providing a direct link with Junction 4 of the M18 motorway which also provides excellent communication links to the M180 to the north and the A1(M) and M1 motorways to the south.

The Estate forms part of the long established Rands Lane Industrial Estate which is adjacent to Gunhill Lane Industrial Estate and Westmoor Park which was completed in June 2005. The Estate is accessed directly off Rands Lane.

## DESCRIPTION

The Estate comprises 13 units totalling approximately 13,250 sq.ft. arranged in 4 terraces around a central servicing and parking area. The Estate is secured by steel palisade fencing and gates around the boundary.

Unit D2 is of steel portal frame with part brick/block, part profile metal sheet clad elevations and pitched metal clad roof with an eaves height of approximately 3.4m. It has access via a roller shutter door to the front elevation, disabled wc facilities and a small separate office to the front of the building. In addition there is a small kitchenette complete with 3 phase electricity supply and water, both of which are metered and the potential for gas is available.

## ACCOMMODATION

The following measurements have been made in accordance with the RICS Code of Measuring Practice and are provided on a Gross Internal Area basis:-

Offices	6.4 sq.m.	69 sq.ft.
Warehouse	<u>161.6 sq.m.</u>	<u>1,738 sq.ft.</u>
<b>Total GIA</b>	<b>168.0 sq.m.</b>	<b>1,807 sq.ft</b>

## TERMS

The premises are available on a new full repairing and insuring lease for a term to be agreed at a rental of **£11,300 per annum exclusive**.

## RATING

We are informed the property is currently assessed as follows:-

Rateable Value	£9,600
Rates payable 2010/2011	£3,907 (estimate)

## LEGAL COSTS & VAT

Each party to be responsible for their own legal costs. All prices and rents quoted are exclusive of, but may be subject to, VAT.

## VIEWING

By appointment with the joint agents:-

**Brackenridge Hanson Tate**

or

**Chappell & Co**

Tel: 0113 244 9020

Tel: 01302 341041

Ref: Mike Smith

Ref: Tony Chappell

Email: [mike.smith@bht.uk.com](mailto:mike.smith@bht.uk.com)

**SUBJECT TO CONTRACT**  
**prepared: April 2010**