

# FOR SALE / TO LET



**UNIT 2A, RANDS LANE, ARMTHORPE  
DONCASTER, DN3 3DY**

- Industrial / Workshop Unit
- GIA: 271.86 Sq M (2,926 Sq Ft)
- Popular Industrial Location
- Useful First Floor Office Area



## Location

The property is located in Rands Lane Industrial Estate within the Armthorpe Enterprise Centre, on the west side of Durham Road. This location provides easy access to major transport links, including the M18, ensuring seamless connectivity to regional and national networks.

Armthorpe hosts several national retailers such as Aldi, Morrisons, Halifax Bank, Card Factory, B&M, Tesco Express, and Weldricks Pharmacy. The area experiences high traffic volumes, with over 15,000 vehicles per day.

Doncaster, a city with a population of over 300,000, offers a strategic location at the heart of the UK. It lies on the East Coast Mainline with more than 60 trains daily and benefits from excellent road links via the M1, A1, and M18.

## Description

Warehouse/workshop unit featuring a mezzanine office area and parking for four cars. The property includes the following specifications:

- Open plan warehouse/workshop/industrial area
- Eaves of 4.1m to 6.8m
- Useful first floor offices
- Roller shutter door access
- Kitchen & reception area
- 3 phase power supply
- Suitable for a range of industrial, storage & trade uses

## Accommodation

Total GIA: 271.86 Sq M (2,926 Sq Ft)

## Terms

The property is available to let on terms to be agreed however a minimum term of 3 years is envisaged.

## EPC

Rating: E (109)

## VAT

Prices are quoted exclusive of but may be subject to VAT.

## Business Rates

Rateable Value as at April 2023: £8,900.

We expect qualifying occupiers will benefit from 100% Small Business Rates Relief.

## Asking Rent

The asking rent is £28,800 per annum exclusive (£2,400pcm)

## Guide Price

Offers in the region of £255,000.

## Services

Mains services including 3-phase power supply are connected.

## Anti Money Laundering

Purchasers and tenants will have to supply information to comply with Anti Money Laundering regulations.

## Viewings

By appointment with the agents below:

Ben Flint

E: [ben@flintrealestate.co.uk](mailto:ben@flintrealestate.co.uk)

T: 01302 639838 / 07494735001

Alexandra De Freitas

E: [alexandra@flintrealestate.co.uk](mailto:alexandra@flintrealestate.co.uk)

T: 01302 639838 / 07538 844869



Important notice: All statements contained within this brochure have been provided in good faith and are understood to be correct. Anything contained within this brochure is not an offer of contract nor part of one. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers or tenants should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Flint Real Estate do not warrant that there are no connection charges inherent in the availability of services to the property. Prospective purchasers or tenants should obtain written confirmation prior to entering any contract for purchase or lease. Prospective tenants or purchasers must comply with Anti Money Laundering Regulations. Photos and brochure prepared July 2024.

