

To Let

Gunhills Lane,
Armthorpe, Doncaster,
DN3 3EB

3,273 sq ft (304.07 sq m)

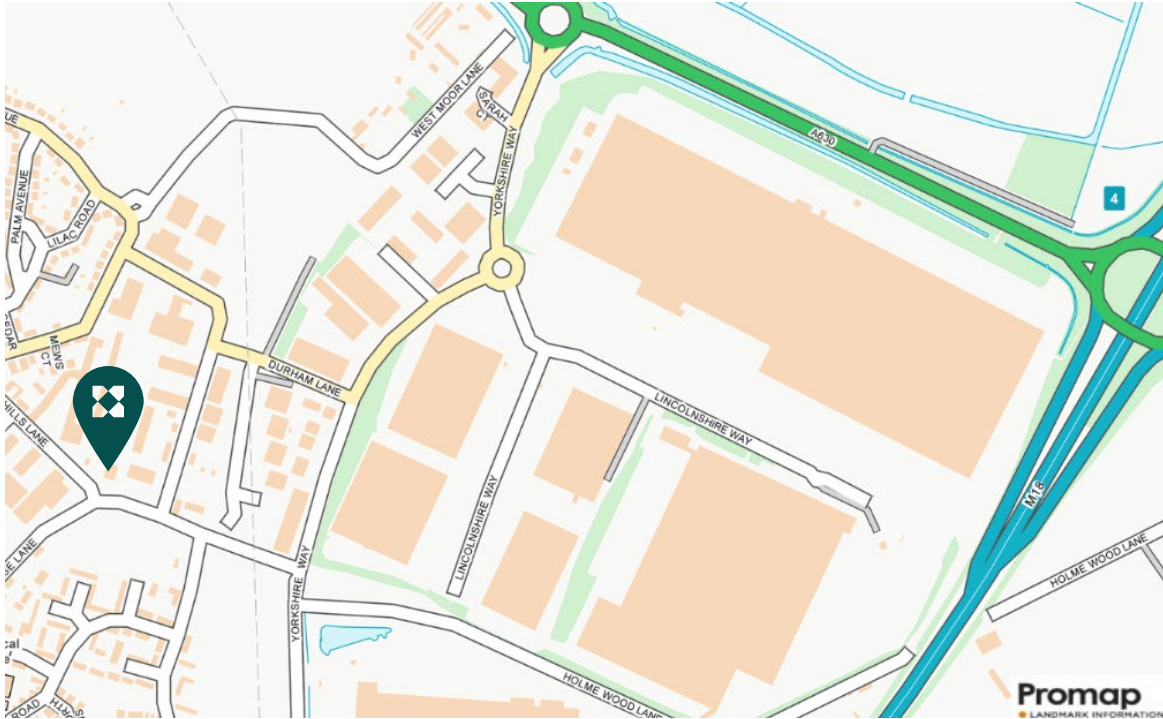
- Detached industrial / warehouse premises
- Set on a large site of 0.61 acres
- Established Location
- Easy Access to J4 of the M18

Your partners in property



Indicative Boundary

Location



The premises are located off Gunhills Lane within the Armthorpe area of Doncaster. The premises are currently accessed off Durham Lane, which connects to Yorkshire Way. Yorkshire Way provides access to the A630, which is a direct link to Junction 4 of the M18 approximately 1.3 miles to the East. Doncaster City Centre lies approximately 4.8 miles to the Southwest.

The surrounding area is home to various industrial and warehouse occupiers such as Vestey Foods, JJ Food Services, Cepac, John Mee Vac-Ex Hire, Black Diamond Security, Resin Building Products and Michael Falkingham Interiors.



By Road

Approximate road travel distances are as follows:

Junction 4 M18:	1.3 Miles
Doncaster City Centre:	4.8 Miles

Description

The premises comprise of a detached industrial / warehouse building on a large site area. The building is of steel portal frame construction, with brick elevations, set beneath a pitched roof incorporating translucent roof panels. The specification includes:

- Open span industrial / warehouse space
- Ancillary offices and staff facilities including W/C and kitchenette
- Fluorescent strip lighting
- 2 full height roller shutter loading doors
- 5.13 metre eaves height (4.15 metres to the haunch)
- Connections to all main services, including three phase power
- Secure site with potential for a new dedicated site entrance accessed off Gunhills Lane
- On a large site of 0.61 acres



5.13m Eaves



2x Ground Level Loading Door



Ancillary offices and staff facilities



Fluorescent strip lighting



Three Phase Power



On a Large Site of 0.61 Acres

Accommodation

From the measurements taken on site, the accommodation provides the following Gross Internal Floor Area (GIA):

Description	Sq M	Sq ft
Warehouse	276.37	2,975
Office / Amenity	27.71	298
Total GIA	304.08	3,273

Terms

The site is available to lease by way of Assignment / Subletting of the existing lease.

The property is currently let by way of a 20-year lease from 4th November 2022. The lease incorporates break clauses on 3rd November 2032 and 3rd November 2037.

Alternatively, the Landlord may consider a Surrender of the existing lease and grant a new lease of the site.

Rent

Price on application.

EPC

The property has an EPC Rating of D-78.

A full EPC is available on request.

Business Rates

The premises are to be reassessed for Business Rates and information will be provided as soon as this has been completed.

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.



Contact

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation

Legal Costs

Each party to bear their own legal costs.

VAT

All pricing is subject to VAT at the prevailing rate where applicable.

For further information, or to arrange a viewing, please contact Knight Frank the Sole Agents:



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Particulars dated March 2026. Photographs dated March 2026.

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