



Unit 5 Meadow View Industrial Estate, Rands Lane, Armthorpe, Doncaster, DN3 3DY

For Sale – Warehouse/Industrial Premises

Total - 467 sq m (5,027 sq ft) GIA approx.



Summary

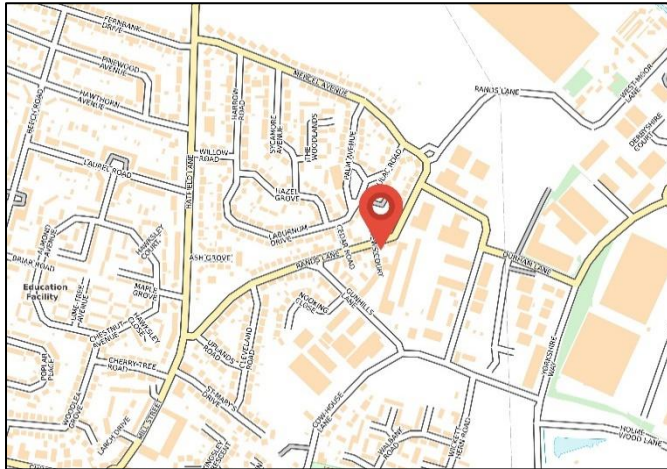
- Well located modern warehouse unit
- Floor area - 467 sq m (5,027 sq ft) GIA approx.
- Flexible layout with ancillary offices.
- Height to eaves of 6m approx.
- Front yard for staff/customer car parking
- Part of the highly regarded Westmoor Park Industrial and Business Zone within 1 mile of Junction 4 of the M18
- FOR SALE

Location

The unit forms part of a small sub estate to the edge of the Westmoor Industrial and Business Park which is situated approximately 1 mile from Junction 4 of the M18.

Westmoor Park has regional importance with occupiers including IKEA and Next Plc and new build distribution warehouse units alongside the M18 corridor.

Armthorpe lies approximately 4 miles to the northeast of Doncaster city centre with excellent road linkage. Doncaster has a central position within the South Yorkshire conurbation close to several motorways which provide easy passage to the major markets of the north and midlands together with the Humberside Ports.



Description

The property comprises an end terrace warehouse unit within a block of 3 similar type properties.

The building is of steel frame construction with elevations of brick/blockwork and PVC coated steel cladding panels under a pitched and panel roof with translucent sections. The premises have a height to eaves of 6m approx. with roller shutter door entry from the front yard area.

Internally the property benefits from full LED lighting and extensive radiant tube heating system and is laid out for flexible production/storage use with ancillary reception lobby, offices and WC facilities.

The front yard provides useful staff/customer car parking area. The Meadow View Industrial Estate is secured by metal grid gate to the road entrance.

Accommodation

The accommodation has been measured on a Gross Internal Floor Area basis and the following figures are provided for guidance purposes only:

	Sq m	Sq ft
Warehouse/ Industrial/ Storage unit with ancillary offices and WC Facilities	467	5,027
Total Usable Floor Area	467	5,027

Terms

The property is available For Sale Freehold with vacant possession on completion.

For Sale

£425,000 exclusive of VAT

Business Rates

The property is included in the 2023 Valuation List at a rateable value of £22,750.

Please note, the above figure does not constitute the business rates payable.

Services

Mains water; gas, drainage and three phase electricity supplies are connected to the premises.

The mention of any appliances and/or services within these letting particulars do not imply that they are in full and efficient working order.

Legal Costs

Each party will be responsible for their own legal expenses incurred in any transaction.

EPC

A copy of the Certificate and Recommendation Report is available on request.

C 75

Contacts

Lewis Cove

01302 640351 | 07955 270405
lewis.cove@pph-commercial.co.uk



Clarke Robinson

01302 640350 | 07741 264698
clarke.robinson@pph-commercial.co.uk



Date: June 2025 File Ref: 17777



First Floor, Richmond House
Sidings Court, Doncaster, DN4 5JH
01302 341041 pph-commercial.co.uk

PROPERTY MISREPRESENTATION, MISDESCRIPTION & FINANCIAL SERVICES ACTS

PPH Commercial Limited for themselves and for their clients of this property, give notice that: (i) these particulars are a general outline only and do not constitute the whole or any part of an offer or contract; (ii) PPH Commercial Limited cannot guarantee the accuracy of any description, dimensions, references to condition, necessary permissions for use or other details contained herein. Prospective purchasers or tenants must satisfy themselves as to their accuracy; (iii) no employee of PPH Commercial Limited has any authority to make or give any representation or warranty or enter into any contract in relation to the property; (iv) rents or prices quoted in these particulars may be subject to VAT in addition.

