

Industrial

# UNIT A01 | ARMTHORPE BUSINESS CENTRE

Armthorpe, Doncaster, DN3 3DY



## UNIT A01 | 504 SQ FT

### Industrial Unit

This unit, perfectly sized for a start up business at 504sqft, provides industrial space ideal for a variety of uses including light industrial, manufacturing, or warehousing. The unit is situated on a modern estate and benefits from steel palisade fencing and gates around the boundary.



Lease Type

New

### ✔ Unit Summary

- Starter Unit
- Storage Unit
- Car Parking
- 24 Hour Access
- Well Maintained Estate
- WC Facilities

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£7,200.00	£14.29
Rates	£1,598.05	£3.17
Maintenance Charge	£1,300.00	£2.58
Insurance	£100.80	£0.20
<b>Total Cost</b>	<b>£10,198.85</b>	<b>£20.24</b>

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you qualify please see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief> or read our rates blog.

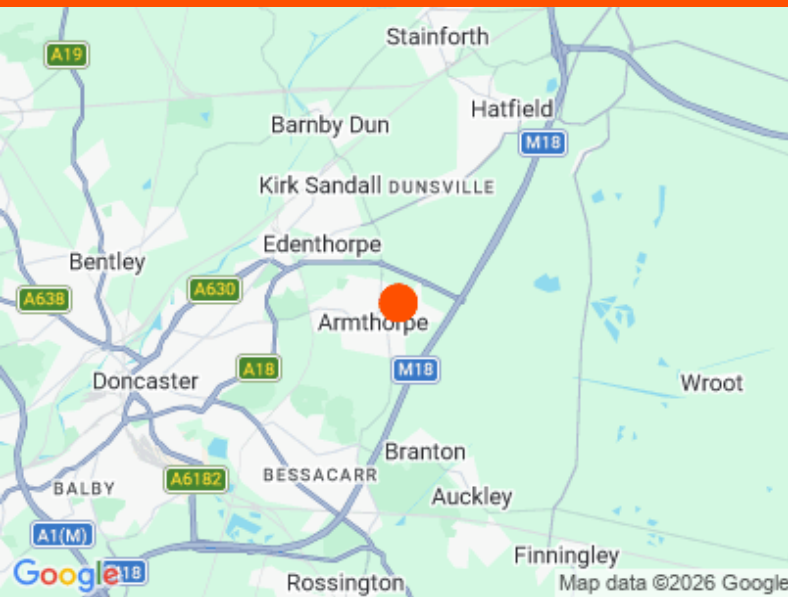
➔ For more info please visit: [unit.info/UIP0100986](http://unit.info/UIP0100986)

**+44(0) 808 169 7554**

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## Location

The estate is located approximately 4 miles north east of Doncaster close to the A630 which provides a direct link with Junction 4 of the M18.

-  Road  
M18: 1 mile
-  Airport  
Doncaster Sheffield: 8 miles
-  Rail  
Doncaster: 5 miles

## Additional Information

Planning Class	General Industrial
Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information
Viewings	Contact us now to arrange a viewing.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (29)



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## Key Contact



**Carola Parrino**  
Customer Engagement Manager

"Carola is our Customer Engagement Manager for our properties in North East of England. Please contact Carola if you would like to discuss leasing a unit or would like to find out more about becoming a customer of Indurent."

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