

Industrial

# Unit C3 | Armthorpe Business Centre

📍 Armthorpe, Doncaster, DN3 3DY

## Unit C3 | 1,273 sq ft

Ideal starter unit available on busy industrial estate

This unit provides simple industrial space ideal for a variety of uses including light industrial, manufacturing, warehouse or safe and secure storage space. Armthorpe Business Centre offers ample car parking and benefits from a steel palisade fencing and gates around the boundary.

Lease Type

New



### ✓ Unit Summary

- ☒ WC Facilities
- ☒ 24 Hour Access
- ☒ Flexible Space
- ☒ Starter Unit
- ☒ Roof Lights
- ☒ Office Accommodation

[View Virtual Tour →](#)

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£16,400.00	£12.88
Rates	£3,477.60	£2.73
Maintenance Charge	£3,200.00	£2.51
Insurance	£254.60	£0.20
<b>Total Cost</b>	<b>£23,332.20</b>	<b>£18.33</b>

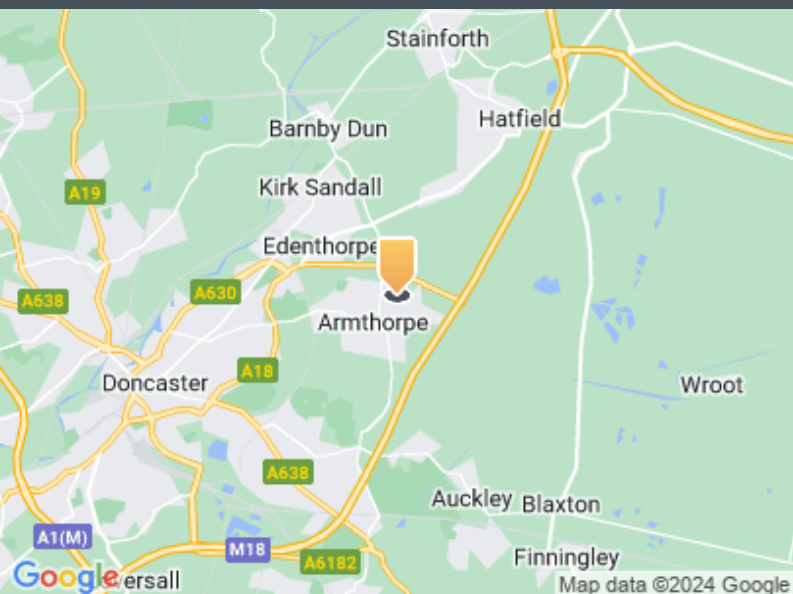
Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency ([www.voa.gov.uk](http://www.voa.gov.uk)). Units with a Rateable Value of less than £15,000 per annum may be eligible for full or partial Small Business Rates Relief. To find out if you 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/UIP0100995](http://unit.info/UIP0100995)

**+440 808 169 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

Close to the A630 which provides a direct link with Junction 4 of the M18



### Airport

Doncaster Sheffield Airport is approx. 20 mins away



### Rail

Close to the A630 which provides a direct link with Junction 4 of the M18

## 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	Strictly by prior appointment.
Legal Costs	Each party will be responsible for their own legal costs incurred.
EPC	B (49)

## 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 Industrials."



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