

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
Total Cost	£23,332.20	£18.33

Terms: Indicative rates payable only. Confirmation of rates payable should be sought from the Valuation Office Agency (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

+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)



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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 Industrials."



Call +440 808 169
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