/INDURENT



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
Total Cost	£10,198.85	£20.24

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/UIP0100986

+44(0) 808 169 7554

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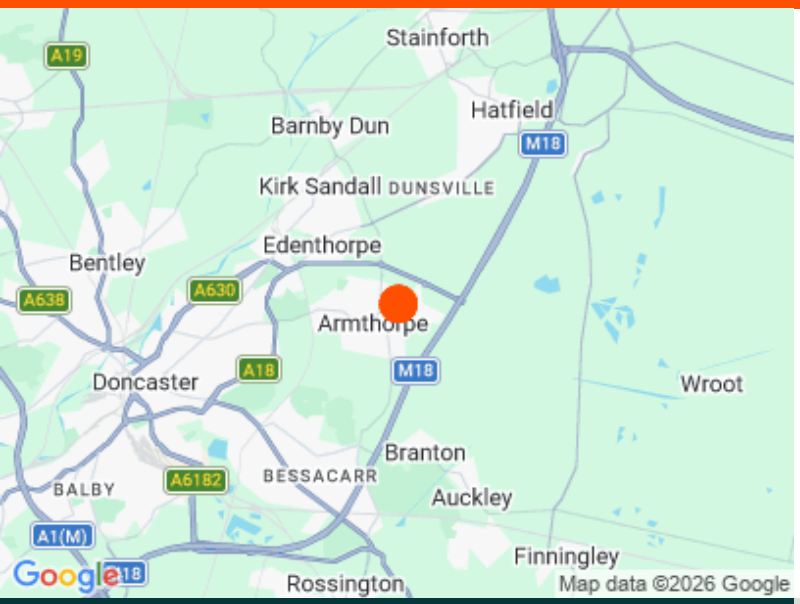

Location

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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