/INDURENT

Industrial

UNIT D01 | ARMTHORPE BUSINESS CENTRE

Armthorpe, Doncaster, DN3 3DY



UNIT D01 | 1,790 SQ FT

Industrial Unit with Office

This unit is ideal for a start-up business looking for a base within the popular Rands Land Industrial Estate, with close proximity to Doncaster town centre.
The unit benefits from loading and pedestrian access, integral WC facilities and designated on site car parking.
Suitable for a broad spectrum of uses including storage, e-commerce, and more traditional industrial uses, this unit is versatile.

Lease Type	New



Unit Summary

- LED Lighting
- Well Maintained Estate
- Office Accommodation
- Storage Unit
- Flexible Space
- Starter Unit

Occupational Costs

	Per Annum	Per Sq Ft
Rent	£20,700.00	£11.56
Rates	£4,767.95	£2.66
Maintenance Charge	£4,500.00	£2.51
Insurance	£358.00	£0.20
Total Cost	£30,325.95	£16.94

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/UIP0100996

+44(0) 808 169 7554

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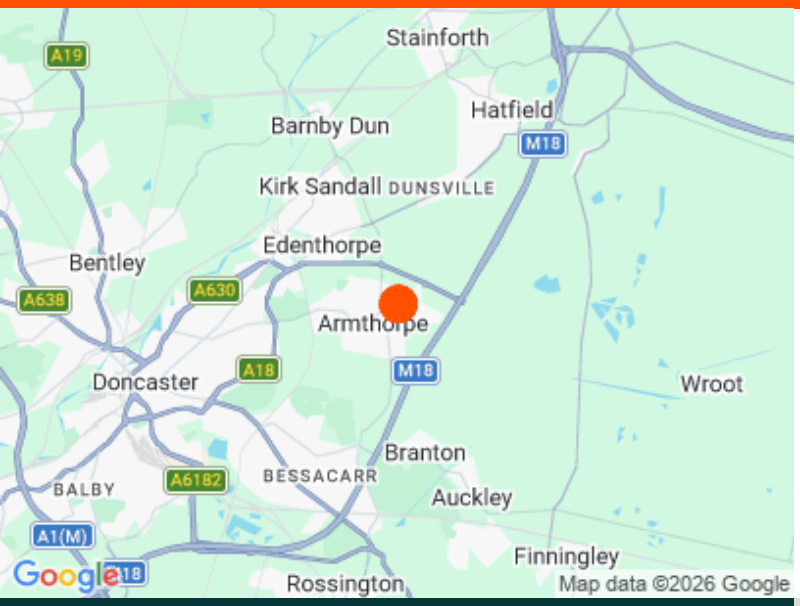

Location

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	C (73)

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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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