

Industrial

# UNIT B03 | ARMTHORPE BUSINESS CENTRE

Armthorpe, Doncaster, DN3 3DY

## UNIT B03 | 747 SQ FT

Modern industrial unit

This starter unit, located within a quiet estate with easy access to the M18, offers the ideal space for a variety of businesses, including a trade counter. With 24-hour access, it ensures flexibility for operations at any time of day or night.

The estate is equipped with CCTV for added security, providing peace of mind. Additionally, the unit features ample storage space, making it perfect for businesses in need of both workspace and storage.

Its versatile design allows it to accommodate a range of business needs, offering both convenience and security in a tranquil setting with easy access to major transport routes.



Lease Type

New

### ✔ Unit Summary

- Starter Unit
- LED Lighting
- Roller Shutter Door
- Roof Lights
- Well Maintained Estate
- Refurbished Unit

View Floor Plans

### £ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£10,500.00	£14.06
Rates	£2,318.40	£3.10
Maintenance Charge	£1,900.00	£2.54
Insurance	£149.40	£0.20
<b>Total Cost</b>	<b>£14,867.80</b>	<b>£19.90</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.

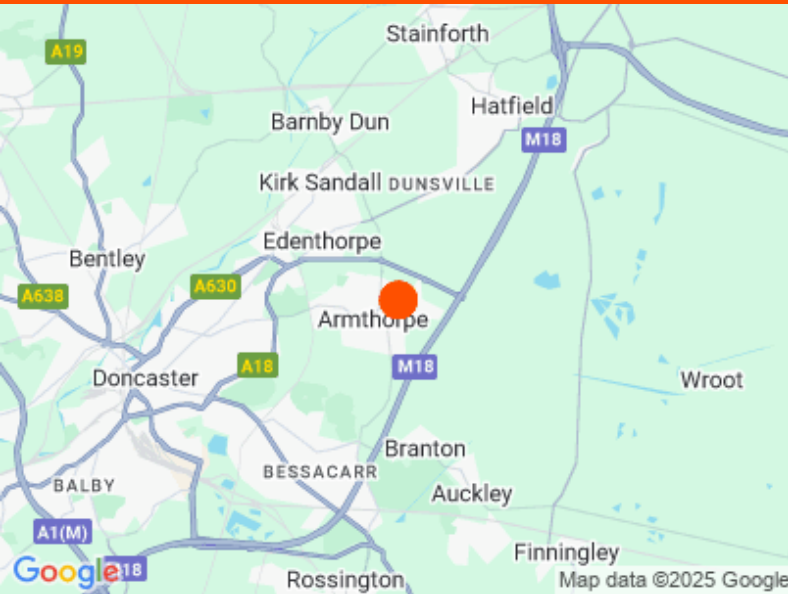
➔ For more info please visit: [unit.info/UIP0100992](http://unit.info/UIP0100992)

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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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