

Industrial

Unit D3 | Armthorpe Business Centre

📍 Durham Lane, Doncaster, DN3 3DY

Unit D3 | 1,788 sq ft

Perfect storage or starter unit on a modern industrial development

The unit is situated on a popular estate catering for a variety of business uses. It is ideal for SMEs based in a strong industrial location and is the ideal size for extra storage or small/start up businesses.

This unit has WC facilities and car parking.



✔ Unit Summary


- Flexible Space
- Car Parking
- WC Facilities
- 24 Hour Access
- Close to Transport
- Ideal Trade Counter Unit

£ Occupational Costs

	Per Annum	Per Sq Ft
Rent	£15,198.00	£8.50
Rates	£5,100.00	£2.85
Maintenance Charge	£3,182.64	£1.78
Insurance	£132.48	£0.07
Total Cost	£23,613.12	£13.21

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.

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Location

Armthorpe Business Centre is in a quiet location, close to the M18.



Road

The estate is a short drive to the M18



Airport

Robin Hood Doncaster Sheffield 6.1m



Rail

Doncaster 0.5m, Bentley (S Yorks) 1.7m, Kirk Sandall 3.6m

Additional Information

Lease Summary	The unit is available on flexible terms. Please speak to a member of our team for more information.
Viewings	All viewing requests can be made directly with Industrials by calling 0800 1 22 3330.
Legal Costs	Each party is responsible for their own legal costs. Our Smart Lease typically offers cost savings compared to Traditional Leases.
EPC	available on request

Key Contacts



Industrials Asset Manager
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CP Partners

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