



Well Located Detached Office Size 4,555 – 15,729 sq ft

- Detached Prominent Office Building
- Flexible open plan office accommodation
- Excellent transport links to J3 M18
- Substantial private car parking with 89 spaces

Well Located Detached Office – To Let

Size 4,555 – 15,729 sq ft (423 – 1,461.3 sq m)

Location

The subject building is immediately accessed on Middle Bank, adjacent to White Rose Way, which provides excellent access to the national motorway network being within very close proximity to the M18, A1(M) and M1. The building is located a short distance from the Lakeside Outlet Village, providing excellent staff amenities.

Doncaster Town Centre is within 2 miles to the North. Sheffield is located within 20 miles to the West.

Description

The Building is accessed via a single entrance at ground floor, which is currently used as a reception. The building benefits from a single lift providing access to each floor into a central lobby and access to the suite from either side of the lobby. The property is to be refurbished since the previous Tenant vacated.

The property will benefit from the following specification:-

- Fully carpeted throughout
- Suspended ceilings
- Air conditioning system to provide heating / cooling
- Passenger lift
- Male, female and disabled WC facilities
- 89 car parking spaces for the building

Accommodation

The floor areas for the building have been provided as follows:

Accommodation	Sq M	Sq Ft
Ground Floor	423.16	4,555
First floor	519.07	5,587
Second floor	519.07	5,587
Total	1,461.3	15,729 sq ft

Terms

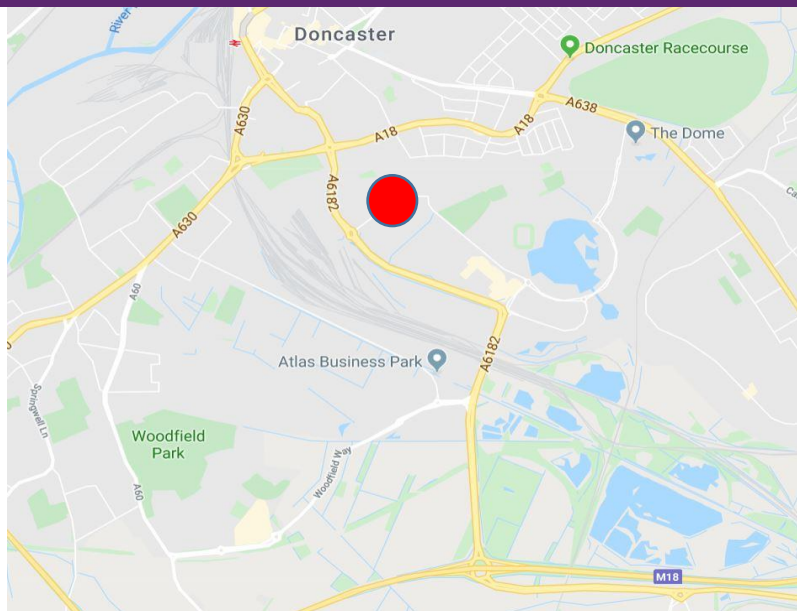
The property is available to let as a whole or on a floor by floor basis, by way of a new lease on terms to be agreed. Alternatively, consideration may be given to the sale of the whole, price on application.

EPC Rating

Available upon request

Legal Costs

Each party to bear their own legal costs incurred in any transaction.



VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

Further Information

All enquiries through the sole agent CPP.

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Date of Particulars

Novemebr 2020

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