

Mallard House, Heavens Walk

Doncaster DN4 5HZ

1,878 SqFt (174.47 SqM)

- High quality offices
- Meeting room + kitchen/break out area
- 8 car parking spaces
- Established business location

TO LET



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4 Sidings Court, Doncaster DN4 5NU



LOCATION

The property is located on the east side of Heavens Walk less than 1 mile from Doncaster town centre to the north and 2 miles from junction 3 of the M18 to the south.

The building is easily accessible from the A6182 White Rose Way which links directly with junction 3 of the M18 and from here the wider motorway network can be reached.

Doncaster is located in South Yorkshire approximately 30 miles southeast of Leeds and 25 miles northeast of Sheffield. The town has fantastic motorway links with junctions 3 and 4 of the M18 providing easy access to the A1(M), M1, M180, and M62 Motorways.

DESCRIPTION

The property comprises the ground floor suite within a standalone office building conveniently located on Heavens Walk within 1 mile of Doncaster town centre and less than 5 mins from junction 3 of the M18 motorway.

There is a shared main entrance door leading to a lobby where there are shared male, female and disabled WC facilities, a lift, and the access door to the vacant suite.

The office is of high specification and benefits from:

- Carpeted floors
- Suspended ceilings
- Air conditioning
- Board/meeting room with glazed partitioning
- Large kitchen/break out staff room

There is a large shared car park for use by the tenants, 8 spaces will be allocated.

RENT

£19,500 per annum

SERVICES

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

ENERGY PERFORMANCE CERTIFICATE (EPC)

To be confirmed.

RATING

The adopted rateable value is £20,750.

VALUE ADDED TAX

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee or purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

ACCOMMODATION

Ground	1,878 SqFt (174.47 SqM)
Total	1,878 SqFt (174.47 SqM)



INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the agents:

Craig Goody MRICS
 Barnsdales - Chartered Surveyors
 Tel: 01302 308 182
 craig@barnsdales.co.uk

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