



Modern, First Floor Office Suite 980 Sq Ft (91.04 Sq M)

- Direct access to J38 of the A1(M)
- High quality specification
- Excellent motorway links
- Flexible terms available

Modern, First Floor Office Suite

980 Sq Ft (91.04 Sq M)

Location

Ebor Court office park is located just 200 metres from junction 38 of the A1(M). The development is located 4 miles west of Doncaster city centre, 9 miles south of the M62 (junction 33) and 8 miles north of the M18 (junction 3). Surrounding occupiers include Next Plc, B&Q, DFS, South Yorkshire Police HQ and McDonalds.

Description

The accommodation in question comprises the first floor of this 2 storey pavilion style office. The demise is predominantly open plan although it has the benefit of a kitchen area.

The premises benefit from the following facilities/specification:

- Gas fired central heating
- Full carpeting throughout
- Double glazing
- Kitchen Facilities
- On site CCTV
- Male/Female/Disabled WC's
- Dedicated car parking spaces

Accommodation

The First floor office suite has a net internal area of 980 sq ft (91.04 sq m).

Accommodation

DESCRIPTION	SQ FT	SQ M
First Floor	980	91.04
TOTAL	980 SQ FT	91.04 SQ M

Terms

Property available to rent on new lease terms to be agreed.

VAT

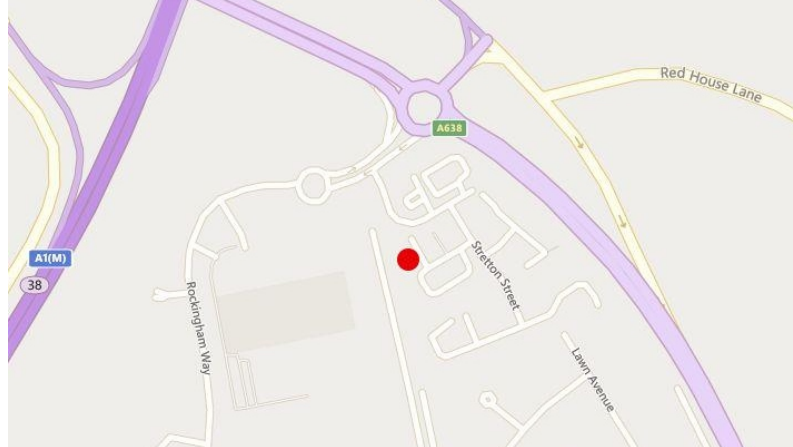
All figures quoted are subject to VAT at the prevailing rate where applicable.

Rateable Value

The property is currently assessed as a single demise as "Offices and Premises" and has a rateable value of £9,300.

EPC Rating

The property has an EPC rating of "C".



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

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

Further Information

For further information please contact the sole agents CPP

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