



## Modern Ground Floor Office Size 1,890 sq ft (175.6 sq m)

- Direct access to J3 of the M18
- High quality open plan office
- Excellent nearby staff facilities and transport links
- 5 car parking spaces

# Modern Ground Floor Office – To Let

## Size 1,890 sq ft (175.6 sq m)

### Location

The subject premises are situated on Atlas Business Park, located with rear of the property fronting Balby Carr Bank. The Business Park is located less than 1 mile from J3 M18. The office is less than a 15-minute walk from staff amenities such as Lakeside Shopping Village and the Keepmoat Stadium.

### Description

The property comprises a 2 storey office building, situated within a small, private terrace of 8 offices buildings. Internally the property is entered by way of a personnel door leading to a small lobby with disabled WC's, with stairs leading to first floor.

The property benefits from the following:-

- Fully open plan office areas
- Air conditioning
- Full raised access floor
- Kitchen facilities
- DDA Compliant
- Double glazing
- Intruder and Fire alarm
- Gas central heating
- 5 car parking spaces
- Male, female and disabled WC's

### Terms

The property is available to let, by way of a new lease on terms to be agreed. The quoting rent is **£22,680** per annum exclusive.

### EPC Rating

Available upon request

### Legal Costs

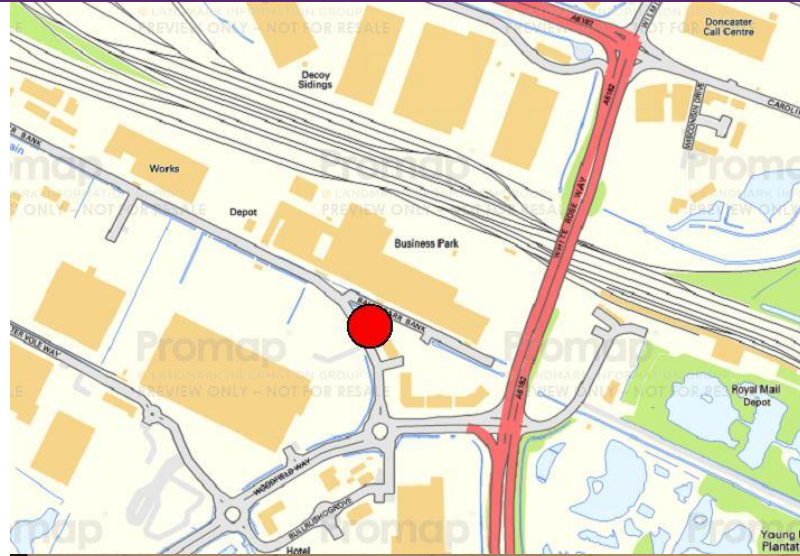
Each party to bear their own legal costs incurred in any transaction.

### Rateable Value

The property is currently assessed as a single demise as "Offices and Premises" and has a rateable value of £16,750.

### VAT

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



### Further Information

All enquiries through CPP, or the joint agent Knight Frank.

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### Date of Particulars

April 2021



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