



High Quality Office Space 3,081 Sq Ft (286.22 Sq M)

- Excellent road network links
- Dedicated parking spaces
- High quality specification
- Close to staff amenities

High Quality Office Space

3,081 Sq Ft (286.22 Sq M)

Location

Sidings Court is well located immediate off the White Rose Way dual carriage way, which links the town centre with J3 of the M18. It is also within walking distance of Lakeside Retail park and a 2 minute drive from the town centre.

Doncaster Frenchgate train station is within 1 mile to the North West, providing excellent rail links to London in under 2hrs.

Description

The subject demise comprises the ground floor suite of a 2 storey, pavilion style office on this popular little business park. The suite is accessed via a shared front door, incorporating shared WC's, stair well and lift to upper floor office.

The actual office space provides a modern, predominantly open plan suite, which has been fitted out to a high specification by the existing tenant. The office has the benefit of the following base specification:

- Raised access floor
- Ceiling mounted a/c cassettes
- Suspended ceiling
- LED lighting
- Double glazing
- Dedicated car parking - 16 cars

Accommodation

DESCRIPTION	SQ FT	SQ M
Office	3,081	286.22
TOTAL	3,081 SQ FT	286.22 SQ M

Terms

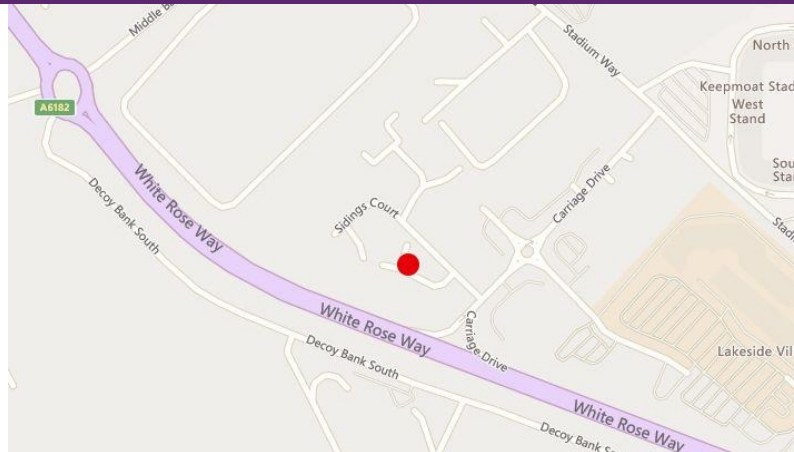
The property is available to let by way of a new lease term on terms to be agreed at a quoting rent of £40,000 per annum.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon request



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 bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP
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