



## High Quality, Lakeside Offices

2,527 - 12,100 Sq Ft (234.76 - 1,124.09 Sq M)

- Fully refurbished office suites
- Full air conditioning
- Onsite car parking
- Excellent road links

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## Location

The property is on Lakeside Boulevard in Doncaster, part of the Lakeside development of offices and retail accommodation. The property occupies a prominent location just off the A6182, White Rose Way, which is the major arterial route connecting Doncaster city centre to Junction 3 of the M18.

There are a number of nearby staff amenities as well as numerous health and well being activities available around the lake.

## Description

Spinner Point is a modern office in the attractive Lakeside location, providing high quality office suites, with on site parking.

Each office suite benefits from

- > Full raised access floors
- > Full air conditioning
- > LED Lighting
- > Male/Female and accessible WC's
- > Passenger Lift
- > Meeting room already fitted
- > EPC Rating B

First Floor Suites, comprising up to 5,000 sq ft, coming available very shortly.

## Accommodation

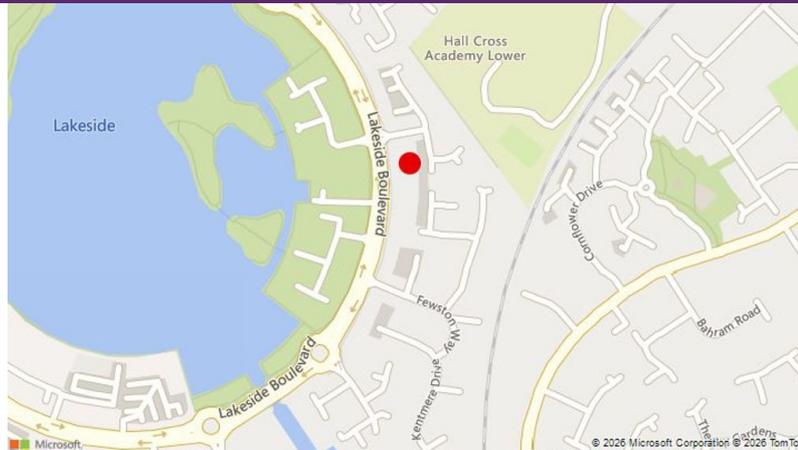
DESCRIPTION	SQ FT	SQ M
2 Floor suite 3	2,527	234.76
1 Floor	4,942	459.11
<b>TOTAL</b>	<b>12,100 SQ FT</b>	<b>1,124.09 SQ M</b>

## 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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