



Unit 2C & 2D Kings Mews, East Laith Gate, Doncaster DN1 1JB

**TO LET  
FOR SALE**

Modern Offices

**1,798 - 3,606 Sq Ft  
(167 - 335 Sq M)**

# Unit 2C & 2D Kings Mews, East Laith Gate, Doncaster DN1 1JB

## DESCRIPTION

A pair of modern, open-plan offices forming part of the Kings Mews development.

Each unit is arranged over two floors and independently serviced, with air conditioning. Unit 2D is currently undergoing refurbishment, due for completion by December 2025.

Each unit offers approx. 168 sq m (1,800 sq ft) and is available individually or together. Additional space is available within the wider development. On-site parking is available at extra cost. Services/equipment not tested.

- ✓ Each unit is arranged over two floors
- ✓ Unit 2D undergoing refurbishment December 2025
- ✓ Both units independently serviced
- ✓ Both units benefit from air conditioning
- ✓ Parking is available on site at an additional cost



## LOCATION

The offices are located on the fringe of Doncaster city centre in a popular area with all the usual amenities close by. Public car parking is available nearby, and the development benefits from good accessibility.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
Unit 2C	1,808	168
Unit 2D	1,798	167
<b>Total</b>	<b>3,606</b>	<b>335</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

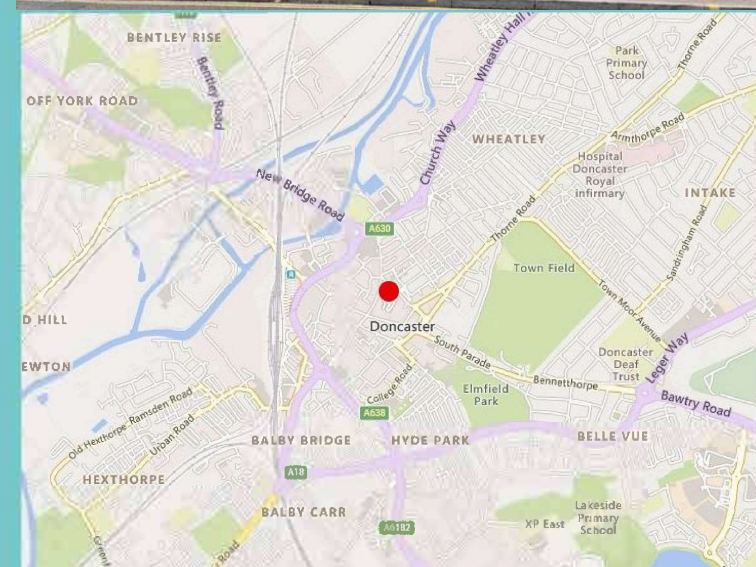
Each party to be responsible for their own legal costs incurred in any transaction.

## BUSINESS RATES

Ground Floor Unit 2C - £8,200  
First Floor Unit 2C - £9,800  
Unit 2D - £14,750

## EPC

Unit 2C has an EPC asset rating of 94, placing it in Band D. Unit 2D has an EPC asset rating of 63, placing it in Band C. Copies of the certificates and recommendations reports are available on request.



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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