



**Ground Floor Offices, Unit 8 Hayfield Business Park,
Hayfield Lane, Auckley, Doncaster, DN9 3FL**
Offices To Let – 125.88 sq m (1,355 sq ft) approx



Location

The property forms part of the 11 unit Hayfield Business Park, with high profile location at the traffic light controlled junction, providing main road access into the Doncaster Sheffield Airport.

The business park has a direct frontage to Hayfield Lane, to the edge of Auckley, which lies 7 miles to the south east of Doncaster City Centre, with excellent motorway access from Junction 3 of the M18 via The Great Yorkshire Way.

Hayfield Lane benefits from neighbourhood shopping facilities, including a Co-operative Supermarket. A childrens nursery is in close proximity on the airport complex.

Doncaster City Centre lies approximately 11 miles to the North, with the affluent towns of Tickhill and Bawtry a short drive away.

Description

The property comprises a ground floor office suite within a semi-detached two storey modern office building which is of frame construction with brick elevations under a pitched roof with cladding coverage.

Internally, the space is laid out to provide shared entrance lobby with WC facilities and understairs store, leading to the office suite which is of open plan layout with fitted kitchen area, including base and wall mounted cupboards, sink unit, work surfaces, fridge and dishwasher appliances.

On completion of refurbishment works the office suite will have new carpet tile coverage, suspended ceiling with LED lighting, replacement electric radiators, raised access floors and high quality decoration throughout.

8 No. car parking spaces to the immediate front of the building and are included within the Lease.

Summary

- Modern refurbished office premises on popular business park with frontage to Hayfield Lane opposite the main entrance to the Doncaster Sheffield Airport
- Net Internal Floor Area of 125.88 sq m/1,355 sq ft approx.
- Open plan layout with fitted kitchen area
- 8 No. dedicated car parking spaces
- Easy access from Junction 3 of the M18 via The Great Yorkshire Way

Accommodation

The accommodation has been measured on a Net Internal Floor Area basis and the following figures are provided for guidance purposes only:

	Sq m	Sq ft
Ground Floor Office Suite		
Open Plan area with fully fitted kitchen facilities	125.88	1,355
Total Usable Floor Area	125.88	1,355

Terms

The offices are available at an asking rent of £15,000 per annum on an effective full repairing and insuring Lease for a term of years to be agreed by negotiation.

Service Charge

The Tenant will contribute towards the Estate Service Charge for maintenance of all common parts of the Business Park.

Business Rates

The office suite is included in the 2023 Valuation List at a rateable value of £13,500.

Please note, this figure does not constitute the business rates payable.

Services

Mains water, electricity and drainage supplies are connected to the premises.

Heating is by way of wall mounted electric radiators.

The mention of any appliances and/or services within these letting particulars do not imply that they are in full and efficient working order.

Legal Costs

Each party will be responsible for their own solicitors' fees in completing Lease documentation.

EPC

A copy of the Certificate and Recommendation Report is available on request.

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Contacts

Ian Brooks

01302 640352 | 07872 033732
ian.brooks@pph-commercial.co.uk



Clarke Robinson

01302 640350 | 07741 264698
clarke.robinson@pph-commercial.co.uk



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First Floor, Richmond House
Sidings Court, Doncaster, DN4 5JH
01302 341041 pph-commercial.co.uk

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