

TO LET.



High specification modern offices in prominent position at Doncaster Lakeside.



Second Floor, Spinner Point, Doncaster, DN4 5PL.

2,422 – 5,287 sqft (225.01 – 491.15 sqm) available.

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.

Doncaster is a city in South Yorkshire, with a total population of approximately 300,000 within its Metropolitan Borough. The city has a vibrant and varied economy, with a strong manufacturing sector and has become a hub for logistics in recent years. The Lakeside development is one of the foremost office locations within the city and tenants include both national and regional companies. It benefits from excellent connectivity, with the M18, M1 and A1 within easy reach, together with the East Coast Main Line, which provides rail travel to London in approximately 1 hour 40 minutes.

Description.

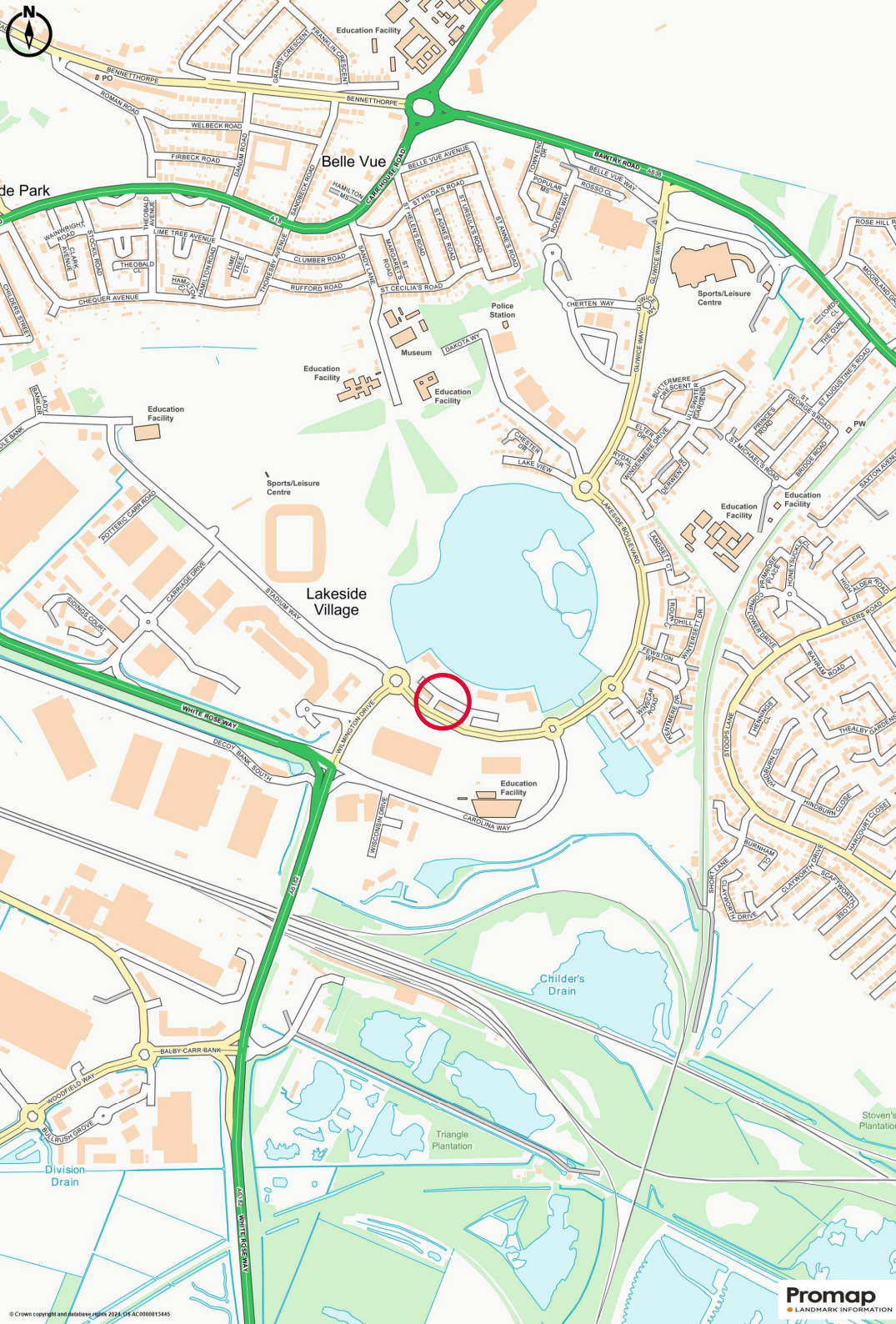
The second floor offices within this prominent detached office building are available to let and have recently been refurbished to a high standard.

The suites are predominantly open-plan and also include partitioned meeting rooms, a server room and kitchen. The offices could also be configured to a tenant's specification, subject to landlord's consent.

The offices have clear access raised floors, suspended ceilings, LED lighting and a comfort cooling system. The property also benefits from dedicated WC facilities on the second floor, a passenger lift and attractive views over Lakeside Lake.

Each suite has nine parking spaces.

Subject to Contract.



Accommodation.

We understand that the property has the following Gross Internal Floor Area (GIA):-

Description	Sq M	Sq Ft
Suite 3	234.78	2,527
Suite 4	224.97	2,422
Meeting Room	31.40	338
Total	491.15	5,287

Quoting Price.

The quoting price £15.00 per sq ft per annum exclusive.

Terms.

The accommodation is available to let by way of a new Full Repairing and Insuring (FRI) Lease on terms to be agreed.

Service Charge.

A service charge is payable to cover the maintenance and upkeep of the common areas of the estate.

Rateable Value.

Rateable Value Part Second Floor - £29,500
Rateable Value Part Second Floor - £28,000

The small business multiplier for the year 2024-2025 is £0.499.

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

EPC.

B.

Due Diligence.

Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

VAT.

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

Costs.

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



Contact.

For further information, or to arrange a viewing, please contact the Joint Agents:.

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Particulars dated August 2024. Photographs dated August 2024

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