

OFFICES

TO LET



First Floor Only, Unit 4, Hayfield Business Park, Hayfield Lane,  
Doncaster, South Yorkshire, DN9 3FL

Eddisons

# FIRST FLOOR ONLY, UNIT 4

HAYFIELD BUSINESS PARK, HAYFIELD LANE, DONCASTER, SOUTH YORKSHIRE, DN9 3FL



Agreement

To Let



Detail

Offices



Rent

£23,000 pax



Size

193.14 sq m (2,079 sq ft)



Location

Doncaster, DN9 3FL



Property ID

751.1232510

**For Viewing & All Other Enquiries Please Contact:**

**PAUL ODDY**

**BA (Hons)  
Director**

[paul.ody@eddisons.com](mailto:paul.ody@eddisons.com)

07855 463945

0114 244 9121

## Property

The property comprises the first floor only of a two storey detached office building of steel frame construction.

Internally the property is arranged to provide open plan office area with kitchen area included plus partitioned meeting room. The building core provides male, female and disabled WC's.

Externally to the front there are 7 dedicated car spaces in the shared hard surfaced yard.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
First Floor		
Offices including Kitchen Area	193.14	2,079
Total NIA	193.14	2,079

## Energy Performance Certificate

Rating: D(86)

## Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

Interested parties are advised to make their own investigations with the Local Planning Authority.

## Rates

**Charging Authority:** Doncaster Council  
**Description:** Offices and Premises  
**Rateable Value:** £20,055

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

The property is available **To Let** by way of a new 3, 6 or 9 year Full Repairing and Insuring lease.

## Rent

**£23,000 per annum exclusive**

## VAT

We understand VAT will be payable on the rent agreed.

Interested parties are requested to satisfy themselves as to the applicable VAT position, if necessary by taking the appropriate professional advice.

## Legal Costs

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

## Anti-Money Laundering

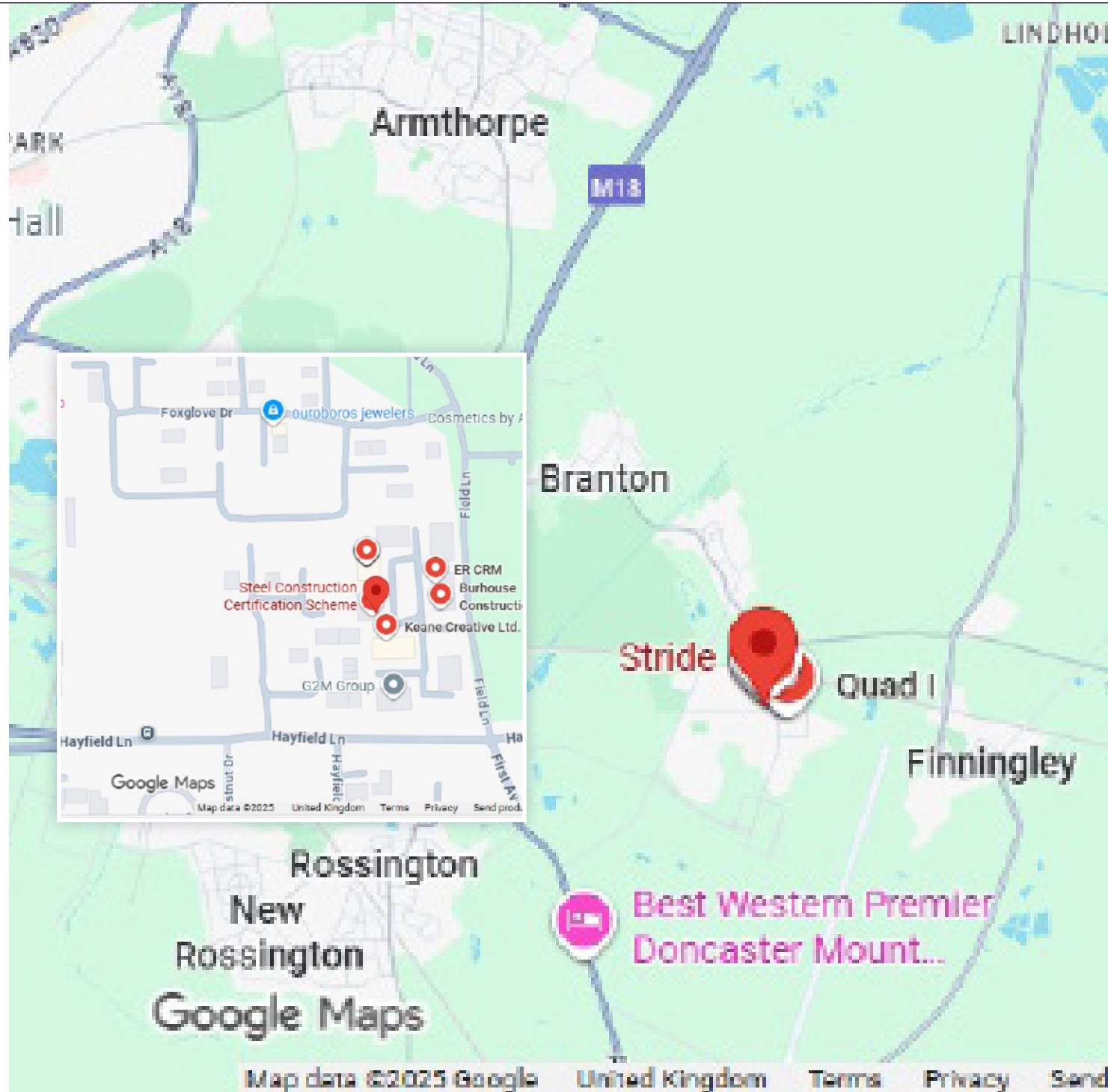
Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

## Location

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The property is located on the south side of Haywood Lane immediately adjacent to Doncaster Sheffield Airport.

This is a popular office location in a fast developing area.





Google Maps

