

TO LET



**FIRST FLOOR OFFICES, WHITE ROSE RETAIL CENTRE,
WHITE ROSE WAY, DONCASTER, DN4 5FT**

- Modern open plan offices
- Prominent, highly visible location
- NIA: 296.51 Sq M (3,192 Sq Ft)
- Excellent road connectivity

TO LET - HIGH QUALITY, MODERN FIRST FLOOR OFFICES

Property Summary

Modern, high quality first floor office space in a popular location with excellent road links to the city centre, A1 & M18

- Total NIA: 296.51 Sq M (3,192 Sq Ft)
- Open plan office accommodation with partitioned meeting rooms, offices & large board room
- Well presented throughout
- Excellent road links to the M18, A1 and city centre
- Local amenities close by
- Prominent, highly visible building
- Electrical vehicle charging on site
- Over 25,000 vehicles pass the site per day
- Available from £40,000 per annum exclusive (£12.50 per sq ft)



Contact

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Location

The property is located in a prominent, highly visible position off Carr House Road (A18) which forms part of arterial Sidings Roundabout linking White Rose Way with the city centre and A638. Over 25,000 vehicles pass the site per day.

Doncaster Train Station is located less than 1 mile away, and provides high speed rail connections to nearby cities of Leeds, Sheffield, York and Manchester. Being located on the East Coast Main Line, London is accessible within 90mins.

The property is well situated to make use of Doncaster's excellent road network, with J35 & J36 of the A1 within a short drive time, and J3 of the M18 only 2 miles away via White Rose Way. Doncaster city centre is just 0.5 miles away.



[SATNAV: DN4 5FT](#)
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Description

- Modern, high quality office space
- Excellent mix of open plan, meeting rooms and partitioned offices
- Large board room
- Well lit office space with lots of natural light
- Attractive modern décor throughout
- Designated car parking spaces
- High speed internet connection
- CAT 6 cabling
- CCTV & alarm system installed
- Reception area
- Air heating & cooling throughout

The offices are available due to business relocation.

Accommodation

Total Net Internal Area: 296.51 Sq M (3,192 Sq Ft)

Available for occupation immediately.

Lease Terms

The property is available to lease on FRI terms to be agreed however a minimum term of 5 years is envisaged.

Asking Rent

Available at £40,000 per annum exclusive (£12.50 per sq ft)

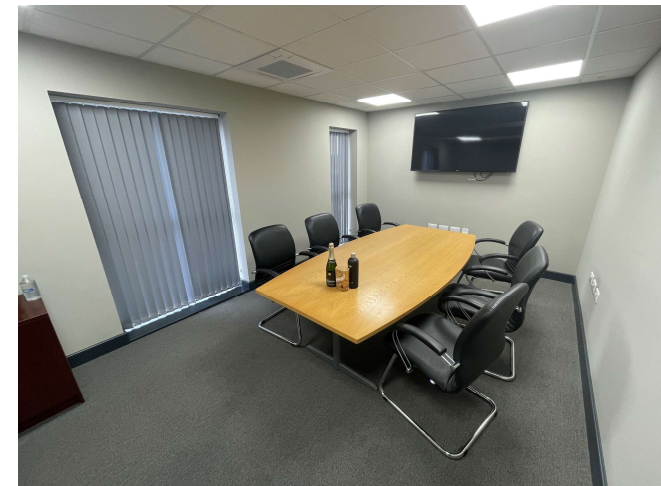
In addition there is a service charge for the maintenance of the communal areas.

Services

Mains water, drainage, electricity and air conditioning.

Business Rates

£24,700 Rateable Value. Please note this is not the rates payable.



FF OFFICES, WHITE ROSE RETAIL CENTRE, WHITE ROSE WAY, DONCASTER

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Anti Money Laundering

Tenants are required to comply with Anti Money Laundering Regulations.

VAT

Rents are quoted exclusive but may be subject to VAT.

Viewings

By appointment with the Sole Agent.

Ben Flint

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