

TO LET



**OFFICES AT 1C INGS ROAD, BENTLEY,
DONCASTER, DN5 9SN**

- Brand New Modern Offices
- 182.64 Sq M (1,964 Sq Ft)
- 10-12 Parking Spaces
- Open Plan Offices
- High Quality Space

Location

The property is located in the Bentley area of Doncaster, which is located close to the A19 and York Road which links Doncaster city centre with the A1 (M) and surrounding Doncaster suburbs.

There is good access to local amenities and public transport with which Bentley Train Station a short distance away.

Description

Ground and first floor new build, high quality modern offices providing open plan accommodation over both floor levels.

The offices benefit have plenty of natural light with double glazed windows throughout. There is a W/C on the ground floor.

We consider the space suitable for various business uses (STP) including offices, salon and beauty etc.

Externally there is parking for up to 12 vehicles.

Accommodation

Total NIA: 182.64 Sq M (1,964 Sq Ft)

The space is over ground and first floors.

Asking Rent

The asking rent is £24,000 per annum exclusive (£2,000 pcm) for a term to be agreed.

Business Rates

The property is yet to be assessed.

Qualifying occupiers may benefit from 100% Business Rates Relief.

EPC

To be confirmed.

Services

Mains services and high speed broadband are connected to the property.

Anti Money Laundering

Tenants will have to supply information to comply with Anti Money Laundering regulations.

VAT

VAT is payable on rents and other monies due.

Viewings

By appointment with the agent- please get in touch.

Contact

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