

TO LET



**OFFICE 1 WAGON WORKS, J3 BUSINESS PARK
CARR HILL, BALBY, DN4 8DE**

- Characterful Offices
- Refurbished to a High Standard
- 239.7 Sq M (2,580 sq ft)
- Ample Car Parking
- Close to J3 of the M18 & A1 (M)

Location

The property is situated on the J3 Business Park, located within half a mile of J3 of the M18. First Point is a key business location in Doncaster and the region, hosting nationally, regionally, and locally significant occupiers, including B&Q, Unipart, Morrisons, One Call Insurance, and Network Rail.

The property fronts to Balby Carr Bank and is 2 miles south of Doncaster City Centre, accessible. J3 of the M18 provides connectivity to the region's extensive motorway network, including the A1(M), M1, M180, and M62, linking major population centres of the North, Midlands, and the Humber-side Ports.

Description

Characterful offices which are currently undergoing a comprehensive refurbishment and upgrade to provide modern, high quality facilities.

Internally it provides light, open plan office space on the ground floor as well as a first floor floor which spans the entire length of the building. The offices benefit from modern, light, and open finish throughout will appeal to all forward-looking businesses. W/C and kitchenette facilities will be created.

The ingoing tenant has the ability to influence the final decoration of the unit, such as floor coverings, painting and lighting. The landlord will also be installing an air heating and cooling system.

Accommodation

Ground Floor:	156.90 Sq M	(1,689 Sq Ft)
First Floor:	82.80 Sq M	(891 Sq Ft)
Total NIA:	239.7 Sq M	(2,580 sq ft)

Asking Rent

Asking rent is £36,000 per annum exclusive.

Business Rates

The property is yet to be assessed. Please contact the local authority for more information.

EPC

Not yet assessed.

Services

Mains water and electricity will be 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 the rent.

Viewings

By appointment with the agents below:

Ben Flint

E: ben@flintrealestate.co.uk

T: 01302 639838 / 07494735001

Alexandra De Freitas

E: alexandra@flintrealestate.co.uk

T: 01302 639838 / 07538 844869



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