

TO LET



**OAK HOUSE, HEAVENS WALK, DONCASTER,
SOUTH YORKSHIRE, DN4 5HZ**

- Ground Floor Modern Office Suite
- High Quality
- NIA: 124.49 Sq M (1,340 Sq Ft)
- Secure Parking for 8 Vehicles
- Excellent Location Close to Lakeside

Location

The property is situated within the Heavens Walk area, less than a mile north of Doncaster town centre and just two miles south of Junction 3 of the M18. It offers convenient access via the A6182 White Rose Way, which connects directly to the M18 at Junction 3, providing easy reach to the wider motorway network.

Doncaster has a population exceeding 300,000, occupies a strategic position at the heart of the UK. The city is situated on the East Coast Mainline, offering over 60 trains daily, and benefits from excellent road connections via the M1, A1, and M18.

Description

The property consists of high quality ground-floor office space within a detached modern office building, conveniently located on Heavens Walk. The space has its own private entrance and includes eight parking spaces within a secure car park.

Key features of the office include:

- Open plan space
- Suspended ceilings
- Air heating/cooling system
- Modern kitchenette
- W/C facilities
- Private parking with barrier access
- CCTV building surveillance
- 24-hour access

Accommodation

Total NIA of 124.49 Sq M (1,340 Sq Ft).

Asking Rent

£18,000 per annum exclusive on terms to be agreed.

In addition there will be a modest service charge to cover the maintenance of communal areas. Further information provided upon request.

Business Rates

Rateable Value is £15,250, please note this is not the rates payable.

EPC

TBC.

Services

Mains water, heating, aircon and electricity are connected to the property.

Anti Money Laundering

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

VAT

Rents are quoted exclusive but may be subject to VAT.

Viewings

By appointment with the agents below:

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