

**MODERN OFFICE SUITE WITH  
GOOD PARKING**

**TO LET.**

OFFICES AT XENON PARK •  
WHEATLEY HALL ROAD •  
DONCASTER • DN2 4NB



- Modern Ground Office Suite
- 134.71 Sq M (1,450 Sq Ft)
- Close to J4 of the M18 & City Centre

- Good Parking
- Established Location
- On Site Security & Manned Gate House



**FLINT**  
REAL ESTATE



## DESCRIPTION

**Well located, modern ground office on an established business park, with good levels of parking.**

- Ground floor office suite
- Modern fixtures and fittings
- Security coded entry system
- Newly refurbished throughout to a good standard
- High speed internet connection
- Good levels of parking
- Secure site with 24/7 security and manned gate house
- 1,450 Sq Ft
- Close to local amenities and regular bus routes
- Male and female W/Cs
- Modern kitchenette
- LED lighting



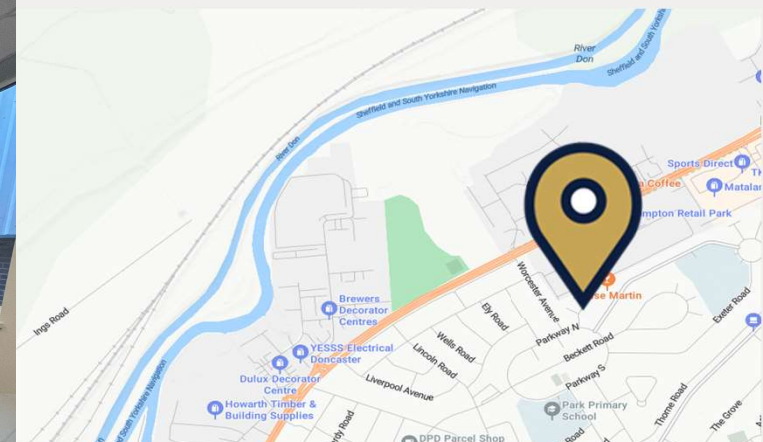
## LOCATION

The site is situated on Wheatley Hall Road (A630), one of the main arterial routes to Doncaster City Centre.

Junction 4 of the M18 motorway is c.5 miles to the east, while the A1 (M) is accessed via the A630/A635 to Junction 37 and Junction 38 to the west.

There are regular bus routes to and from the town centre along Wheatley Hall Road. The city centre and Doncaster Train Station are only 2 miles away. Train times to London's Kings Cross are approximately 1 hr 27 mins, Leeds 30 mins, York 21 mins and Sheffield 26 mins.

Wheatley Hall road provides lots of local amenities, with various drive thrus, retail park and supermarkets in the vicinity.



SAT NAV: DN2 4NB



CURRY.SULK.SLAP





## ACCOMMODATION

	Sq M	GIA Sq Ft
<b>Office (NIA)</b>	134.71	1,450



## ASKING RENT

Quoting rent: £20,000 per annum exclusive.

Please contact the agents for more information.

## LEASE TERMS

The property is available to lease on FRI terms to be agreed.

## BUSINESS RATES

Ratable Value: £9,800

This is the rateable value for the property. It is not what is payable in business rates or rent.

## SERVICES

Mains water, electricity & high speed broadband are connected to the property.

## VAT

VAT is payable on the rent.

## EPC

Rating: D (83)

## AML

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

## VIEWINGS

By appointment with the Sole Agents below:

**Ben Flint**

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