

MODERN OFFICES WITH LARGE CAR PARK

TO LET / MAY SELL.

BARCLAY COURT II • HEAVENS WALK •
DONCASTER • DN4 5HZ



- Available As a Whole or Split
- From 3,832 to 8,023 Sq Ft (NIA)
- Prime Business Location

- Two Floors & Lift Access
- Excellent Road Connections
- Large Car Park for 28+ Vehicles





DESCRIPTION

Detached two storey modern office building with a large car park for over 28 vehicles.

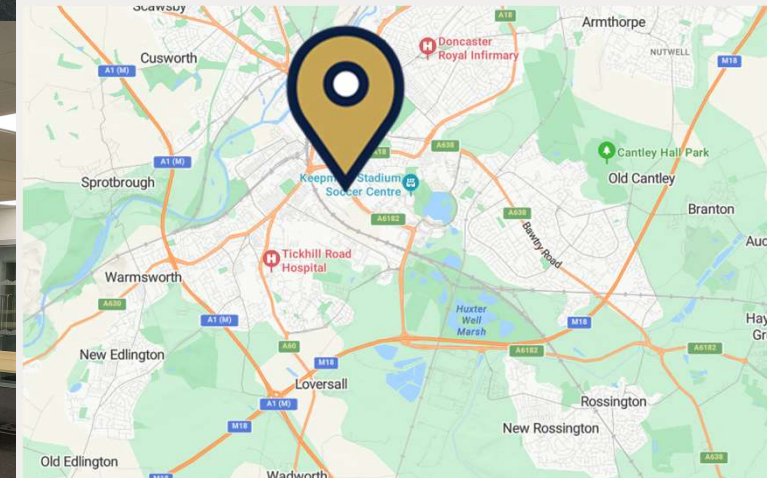
- Open plan accommodation along with partitioned meeting rooms & offices
- High quality space with an attractive full height glazed frontage
- Premier location along the Heavens Walk / Ten Pound Walk business area
- Raised access flooring, LED lighting & suspended ceiling throughout
- Kitchen facilities and W/C on both floors
- Lift access
- Full radiator network and air heating and cooling system throughout
- High speed broadband connectivity
- Security alarm and fire alarm system
- Available as a whole or on a floor by floor basis from 3,832 Sq Ft to 8,023 Sq Ft NIA.



LOCATION

Located in the popular Heavens Walk area of the well established Ten Pound Walk Business Zone, which is off the busy White Rose Way which forms an arterial route between J3 of the M18, the Lakeside area of the city and the city centre. The Lakeside Shopping Centre is located a short distance away. J3 of the M18, and J35 of the A1 are within a 5-minute drive of the site, with the M1 within 15 minutes.

The property is located in a popular, well-connected location, within a business park of similar style office and light industrial accommodation, with local amenities, retail parks and a regular bus service to the city centre.



SAT NAV: DN4 5HZ



BRIGHT.CROP.CHEEKS



ACCOMMODATION

The property has the following Net Internal Area:

	Sq M	Sq Ft
Ground Floor	356.01	3,832
First Floor	390.19	4,200
Total GIA	746.20	8,032

The site area is 0.364 acres. There is parking for over 28 cars.

ASKING PRICE

Freehold

Inviting offers in excess of £850,000

Leasehold

Available from £11 per sq ft / £88,000 per annum exclusive for the whole, or from £11.50 per sq ft per floor.

LEASE TERMS

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

BUSINESS RATES

Ratable Value: £33,500 per floor.

Please note this is not the rates payable.



VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

07494735001 • 01302 639838

ben@flintrealestate.co.uk

Alexandra De Freitas

07538844869 • 01302 639838

alexandra@flintrealestate.co.uk

SERVICES

Mains services including 3-phase power supply are connected.

VAT

Rent / asking price quoted is exclusive but may be subject to VAT.

EPC

Ground Floor: C
First Floor: C (a new EPC has been instructed)

AML

Tenants and/or purchasers will have to supply information to comply with Anti Money Laundering Regulations.



Important notice: All statements contained within this brochure have been provided in good faith and are understood to be correct. Anything contained within this brochure is not an offer of contract nor part of one. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers or tenants should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Flint Real Estate do not warrant that there are no connection charges inherent in the availability of services to the property. Prospective purchasers or tenants should obtain written confirmation prior to entering into any contract for purchase or lease. Brochure and photos prepared September 2025

BARCLAY COURT II • HEAVENS WALK •
DONCASTER • SOUTH YORKSHIRE • DN4 5HZ

