

# CHARACTERFUL OFFICES

# TO LET.

OFFICES 2 & 3 AT WAGON WORKS •  
J3 BUSINESS PARK • CARR HILL •  
BALBY • DN4 8DE •



- Refurbished to a High Standard
- 465 Sq M (5,000 Sq Ft) NIA
- Ample Car Parking

- Suit Various Uses
- Well Established Location
- Close to J3 of the M18 & A1 (M)

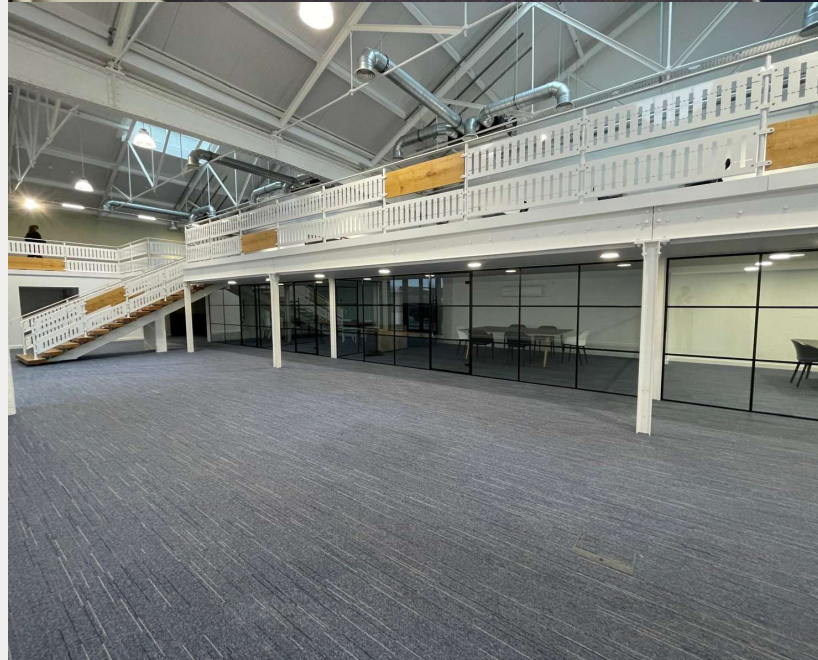
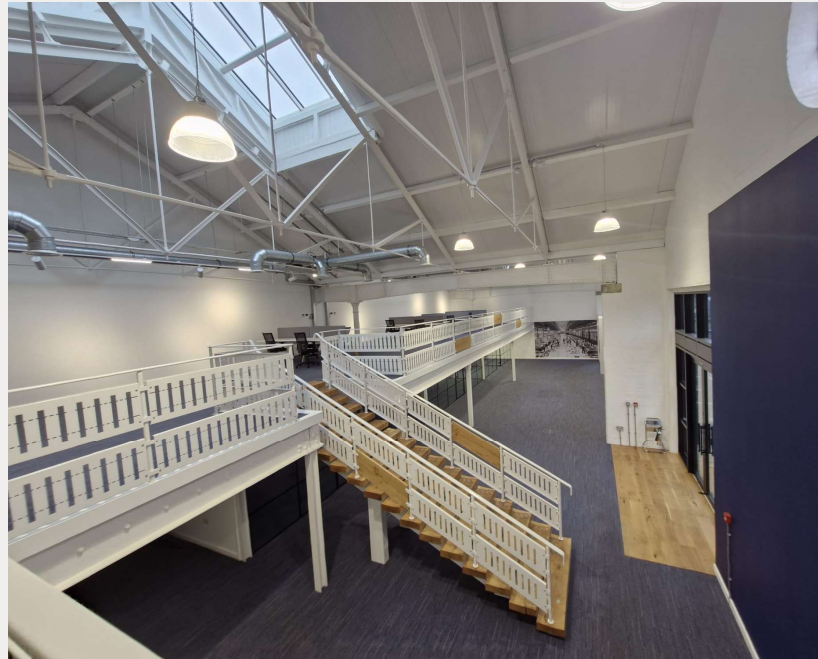




## DESCRIPTION

**Characterful offices which have gone a comprehensive refurbishment and upgrade to provide modern, high-quality facilities which benefits from the below specification:**

- Recently Refurbished To A High Standard
- Modern Finishes Throughout
- Light & Open Plan Office Space Set Over A Ground and 1<sup>st</sup> Floor
- Air Heating & Cooling Systems
- W/C
- Shower Facilities
- Kitchenette
- Ample Car Parking Area
- Established Location
- Close to J3 of the M18 & A1 (M)
- 24-hour Access
- 5,000 Sq Ft



## 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 Humberside Ports.



SAT NAV: DN4 8DE



SUGARS.LOBBY.GREEN

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## ACCOMMODATION

465 Sq M (5,000 Sq Ft) NIA

## ASKING RENT

Rent on application.

Please contact the agents for more information.

## LEASE TERMS

The property is available to lease on FRI terms to be agreed, however a minimum term of 5 years is envisaged.

## BUSINESS RATES

Please refer to the VOA for details.

## EPC

Rating: B (36)



## AML

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 Sole Agents below:

**Ben Flint**

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