

MODERN FIRST FLOOR OFFICES

TO LET.

WHITE ROSE RETAIL CENTRE •
WHITE ROSE WAY •
DONCASTER • DN4 5FT •



- Modern Open Plan Offices
- NIA: 296.51 Sq M (3,192 Sq Ft)
- High Quality Offices

- Excellent Road Connectivity
- Prominent, Highly Visible Location



FLINT
REAL ESTATE



DESCRIPTION

Modern, high quality first floor office space in a popular location with excellent road links to the city centre, A1 & M18

- Total NIA: 296.51 Sq M (3,192 Sq Ft)
- Open plan office accommodation with partitioned meeting rooms, offices & large board room
- Well presented throughout
- Excellent road links to the M18, A1 and city centre
- Local amenities close by Prominent, highly visible building
- Electrical vehicle charging on site
- Over 25,000 vehicles pass the site per day
- Available from £40,000 per annum exclusive



LOCATION

The property is in a prominent, highly visible position off Carr House Road (A18) which forms part of arterial Sidings Roundabout linking White Rose Way with the city centre and A638.

Over 25,000 vehicles pass the site per day. Doncaster Train Station is located less than 1 mile away and provides high speed rail connections to nearby cities of Leeds, Sheffield, York and Manchester.

Doncaster's excellent road network, with J35 & J36 of the A1 within a short drive time, and J3 of the M18 only 2 miles away via White Rose Way. Doncaster city centre is just 0.5 miles away.



 **SAT NAV: DN4 5FT**

 **EXTRA.HITS.NUMBER**



ACCOMMODATION

Total Net Internal Area:

296.51 Sq M (3,192 Sq Ft)

Available for occupation immediately.

ASKING RENT

Quoting rent: £40,000 per annum exclusive.

Please contact the agents for more information.

LEASE TERMS

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

BUSINESS RATES

Ratable Value: £19,100

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



VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

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SERVICES

Mains water, drainage, electricity and air conditioning are connected.

EPC

Rating: B

VAT

Rent quoted is exclusive but may be subject to VAT.

AML

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



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