

MODERN HIGH-QUALITY OFFICES

TO LET.

• 2 SIDINGS COURT •
LAKESIDE • DONCASTER • DN4 5NU •



- Modern Two Storey Offices
- Total NIA: 408.77 Sq M (4,400 Sq Ft)
- Undergoing a Scheme of Refurbishment

- As a Whole or Split From 2,200 Sq Ft
- Lift Access
- Popular Office Park Location





DESCRIPTION

High quality modern detached office premises over two floors

- Undergoing a full scheme of refurbishment by the landlord
- Available as a whole or split per floor from 2,200 to 4,400 Sq Ft
- Disabled lift access
- W/Cs on each floor and kitchenettes
- Excellent parking ratio with 14 car parking spaces
- Secure gated car park
- Raised access flooring and perimeter trunking
- W/C and kitchenette facilities
- Central heating system
- CAT II lighting



LOCATION

The property is situated approximately 1½ miles to the south of Doncaster City centre and within 2 miles of Junction 3 of the M18, with excellent road links via the A6182 White Rose Way. Public transport is accessible with Doncaster train station is within 1 mile to the north west, providing excellent rail links to London in under 2 hours.

Sidings Court forms part of the White Rose Way commercial corridor and is a premier office location on the edge of Doncaster city centre close to the Lakeside area of the city, popular with retail parks, business parks and leisure uses. The Nuffield Fitness and Wellbeing Centre is directly opposite the property, with the Lakeside Retail Park, McDonald's, KFC, Costa Drive thru close by.



SAT NAV: DN4 5NU



LOOKS.GLASS.BRIDE



ACCOMMODATION

The property has the following Net Internal Areas:

	Sq M	Sq Ft
Ground	204.38	2,200
First	204.38	2,200
Total	408.77	4,400

ASKING RENT / TERMS

Asking rent is available upon application on terms to be agreed however, a minimum term of 5 years is envisaged.

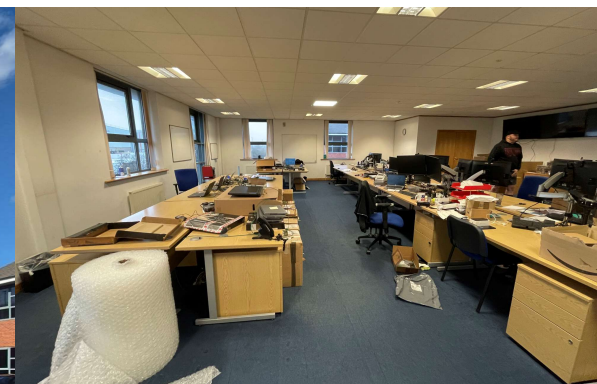
The asking rent £12.50 per sq ft on a floor by floor basis.

The space is available as a whole or split per floor.

BUSINESS RATES

Rateable Value: £38,750

Please note this is not the rates payable.



VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

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SERVICES

Mains services including 3-phase power supply are connected.

EPC

Rating: C

AML

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

VAT

Rent quoted is exclusive but may be subject to VAT.

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