

HIGH QUALITY MODERN OFFICE

TO LET.

WOODSETT HOUSE •
INGS ROAD • DONCASTER •
DN5 9SN •



- High Quality Modern Office
- 182.64 Sq M (1,964 Sq Ft)
- 10-12 Parking Spaces – Off Street

- Newly Refurbished
- Well Established Location
- Meeting Rooms & Open Plan



FLINT
REAL ESTATE



DESCRIPTION

Modern ground and first floor office space. The premises has recently been built to high standard providing quality accommodation over ground and first floor

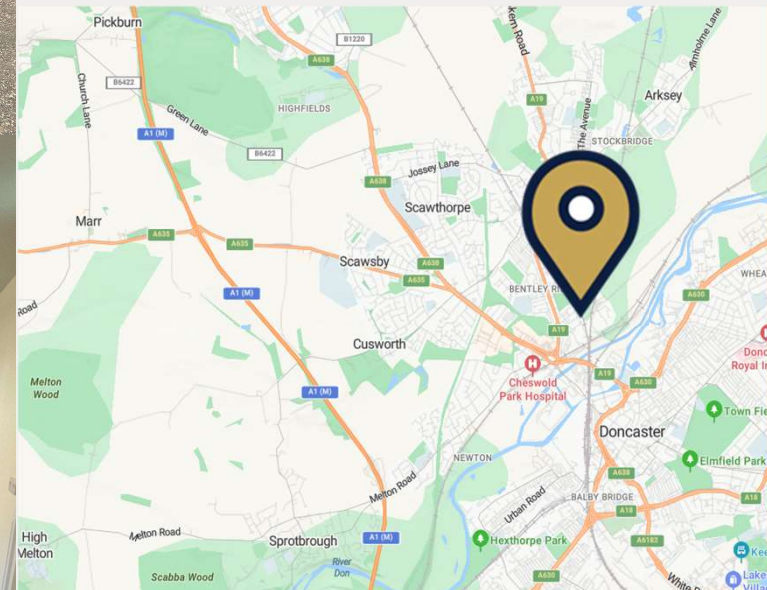
- Open plan space
- Kitchen area
- W/C facilities
- Designated off street parking for up to 12
- Within a fenced and secure site
- Recently built & decorated



LOCATION

The property is located in the Bentley area of Doncaster, which is located close to the A19 and York Road which links Doncaster city centre with the A1 (M) and surrounding Doncaster suburbs.

There is good access to local amenities and public transport with which Bentley Train Station a short distance away.



SAT NAV: DN5 9SN



REAR.MODERN.HEADS



ACCOMMODATION

The building extends to a Net Internal Area as follows:

	Sq M	NIA Sq Ft
Total	182.64	1,964

ASKING RENT

Quoting rent: £24,000 per annum exclusive (£2,000 pcm)

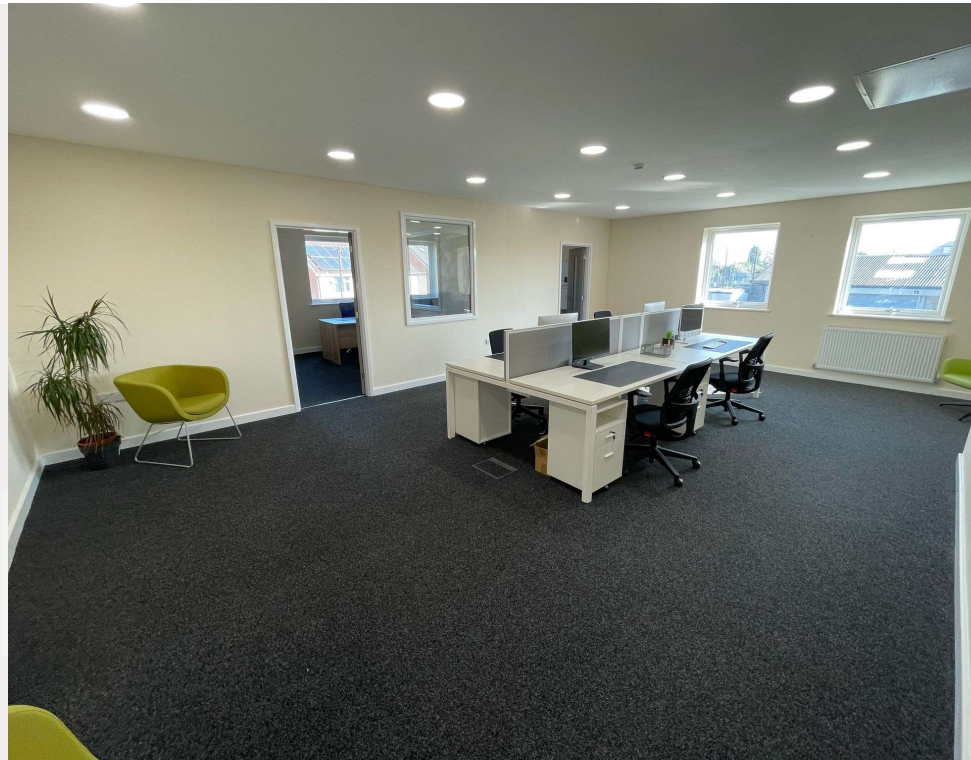
LEASE TERMS

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

BUSINESS RATES

Ratable Value: TBC

Qualifying occupiers may benefit from 100% Small Business Rates Relief. Please contact the VOA.



SERVICES

Mains services and high speed broadband are connected to the property.

VAT

Rent quoted is exclusive but may be subject to VAT.

EPC

Rating: A (21)

AML

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

VIEWINGS

By appointment with the Sole Agents below:

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