

ALL INCLUSIVE OFFICES FROM 251 SQ FT **TO LET.**

DONCASTER BUSINESS INNOVATION CENTRE •
TEN POUND WALK • DONCASTER •
DN4 5HX •



- All Inclusive Rents & Flexible Terms
- Good-Quality Space With Air Con
- Available On Flexible Lease Terms

- Large Carpark
- Well Established Location
- Close to Train and Bus Station





DESCRIPTION

Doncaster Business Innovation Centre (DBIC) offers affordable, flexible office space which benefits from the following specification:

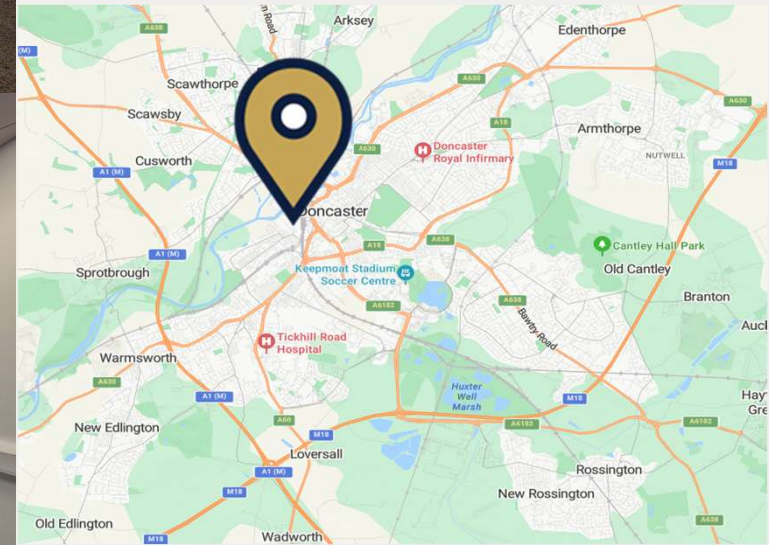
- High quality office accommodation
- Attractive modern décor throughout
- Reception area with front and rear access
- W/C & disabled W/C
- On site showers
- Double glazing throughout
- Lift access
- On call maintenance
- 24/7 access, CCTV & security
- Meeting rooms available to book
- On site café and break out areas
- Ample parking with over 120 spaces
- Bus and train station both within a proximity



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 5HX



VANISH.MOUNT.NOTION



ACCOMMODATION

Office spaces of varying sizes, ranging from 251 Sq Ft (23.3 Sq M) to 1,230 Sq Ft (114.3 Sq M), across the ground and first floors with total availability up to 7,000 Sq Ft.

Potential to combine offices.

ASKING RENT

All-inclusive rent starting from £125 per week (depending on office size).

All Inclusive Rent includes:

- Buildings insurance
- High speed internet
- Reasonable utilities (heating, lighting, aircon etc)
- Regular cleaning
- External and communal maintenance
- Waste collection
- Car park

For full details please contact the agents.

LEASE TERMS

The space is available on flexible easy in and out terms however a minimum term of 2 years is preferred.

VAT

VAT is payable on the rent.



BUSINESS RATES

Each office is separately assessed. Please contact VOA or the agents for more information.

We expect some occupiers will benefit from 100% rates relief.

EPC

Rating: C

SERVICES

Mains water, heating, aircon and electricity will be connected to the property.

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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