

FIRST FLOOR MODERN OFFICES WITH CAR PARK

TO LET.

BARCLAY COURT II • HEAVENS WALK •
DONCASTER • DN4 5HZ



- First Floor Offices With Lift Access
- 3,832 Sq Ft (355.99 Sq M NIA)
- Prime Business Location

- Air Conditioned
- Excellent Road Connections
- Large Car Park



FLINT
REAL ESTATE



DESCRIPTION

Modern office building with a large private car park

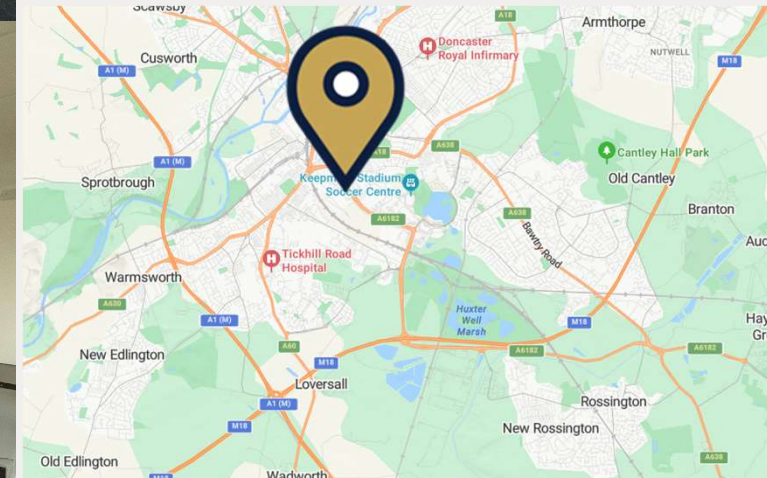
- Open plan accommodation along with partitioned meeting rooms & offices
- High quality space with an attractive full height glazed frontage
- Premier location along the Heavens Walk / Ten Pound Walk business area
- Raised access flooring, LED lighting & suspended ceiling throughout
- Kitchen facilities and W/C on both floors
- Lift access
- Full radiator network and air heating and cooling system throughout
- High speed broadband connectivity
- Security alarm and fire alarm system
- 3,832 Sq Ft (355.99 Sq M) NIA.



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 5HZ



BRIGHT.CROP.CHEEKS



ACCOMMODATION

The property has the following Net Internal Area

	Sq M	Sq Ft
First Floor	356.01	3,832

ASKING RENT

Available from £11.50 per sq ft

LEASE TERMS

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

BUSINESS RATES

Ratable Value: £33,500 per floor.

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

First Floor: C (a new EPC has been instructed)

VAT

Rent quoted is exclusive but may be subject to VAT.

AML

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

Important notice: All statements contained within this brochure have been provided in good faith and are understood to be correct. Anything contained within this brochure is not an offer of contract nor part of one. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers or tenants should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Flint Real Estate do not warrant that there are no connection charges inherent in the availability of services to the property. Prospective purchasers or tenants should obtain written confirmation prior to entering into any contract for purchase or lease. Brochure and photos prepared August 2025

