



Modern Self Contained Office - To Let

1,367 Sq Ft (126.99 Sq M)

- Modern 2 storey offices at Doncaster Sheffield Airport
- Available from April 2023
- 4 dedicated car parking spaces

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Location

Fountain Court is situated adjacent to Doncaster Sheffield Airport. The property is situated just off Hayfield Lane to the east of Doncaster town center. The site has excellent road links with the newly completed phase 2 of the Great Yorkshire Way, providing access to J3 M18.

Description

The property comprises a 2 storey office building, situated within a small, private development of 30 offices. Internally the property is entered by way of a personnel door leading to a small lobby with WC's and stairs leading to first floor.

The property benefits from the following:-

- Fully open plan office areas
- LED Lighting and Perimeter trunking
- Kitchen facilities
- Intruder and Fire alarm
- CCTV system
- 4 dedicated car parking spaces
- Male and female WC's
- Superfast Fibre Broadband installed
- BREEAM rating very good
- Heat Recovery Ventilation System

Right to use 2 additional car spaces, as well as ability to take further spaces on a licence basis.

Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	592	55
First Floor	775	72
TOTAL	1,367 SQ FT	126.99 SQ M

Terms

The property is available to let, by way of a new lease on terms to be agreed. Quoting rent is £18,500 per annum exclusive.

VAT

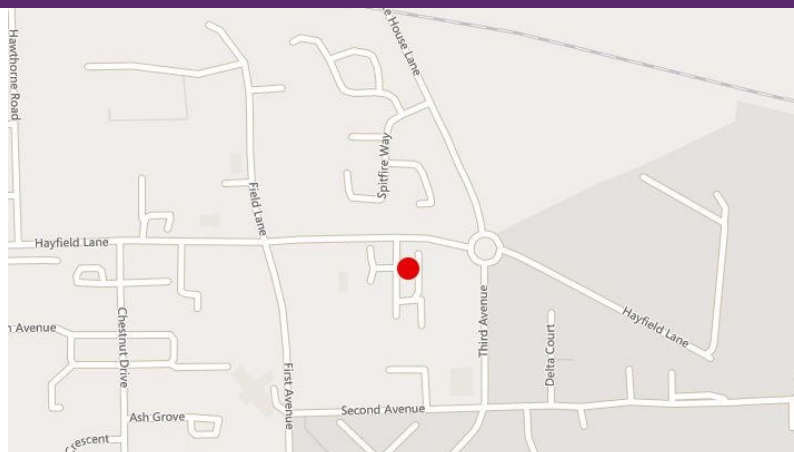
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

The property is currently assessed as a single demise as "Offices and Premises" and has a rateable value of £12,500.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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