



## Modern, First Floor Office Suite 1,418 Sq Ft (131.73 Sq M)

- Direct access to J38 of the A1(M)
- High quality specification
- Excellent motorway links
- Flexible terms available

# Modern, First Floor Office Suite

## 1,418 Sq Ft (131.73 Sq M)

### Location

Ebor Court office park is located just 200 metres from junction 38 of the A1(M). The development is located 4 miles west of Doncaster city centre, 9 miles south of the M62 (junction 33) and 8 miles north of the M18 (junction 3). Surrounding occupiers include Next Plc, B&Q, DFS, South Yorkshire Police HQ and McDonalds.

### Description

The accommodation in question comprises the first floor of this 2 storey pavilion style office. The demise is predominantly open plan although it has the benefit of a kitchen area.

The premises benefit from the following facilities/specification:

- Gas fired central heating
- Full carpeting throughout
- Double glazing
- Kitchen Facilities
- Male/Female/Disabled WC's
- Dedicated car parking spaces

### Accommodation

The first floor office suite has a net internal area of 1,418 sq ft (131.73 Sq M)

### Accommodation

DESCRIPTION	SQ FT	SQ M
First Floor	1,418	131.73
<b>TOTAL</b>	<b>1,418 SQ FT</b>	<b>131.73 SQ M</b>

### Terms

Property available to rent on new lease terms to be agreed.

### VAT

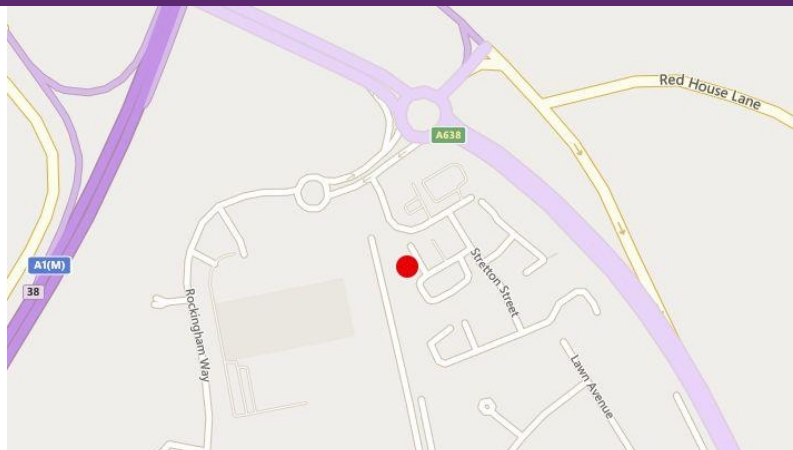
All figures quoted are subject to VAT at the prevailing rate where applicable.

### Rateable Value

The property is currently assessed as a single demise as "Offices and Premises" and has a rateable value of £6,325.

### EPC Rating

The property has an EPC rating of "C".



### 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 bear their own legal costs incurred in any transaction.

### Further Information

For further information please contact the sole agents CPP

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