

Unit 14 First Floor, Malton Way
Redhouse Interchange
Doncaster
DN6 7FE



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
TOTAL	1,418 SQ FT	131.73 SQ M

Terms

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

VAT All figu

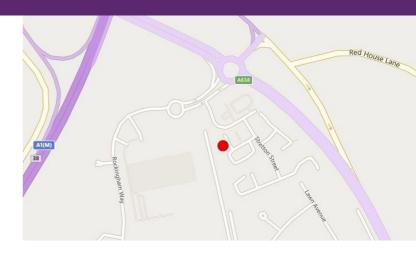
All figures quoted are subject to VAT at the prevailing rate where applicable.

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 Rob Darrington MRICS Chloe Bennett

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