



COMMERCIAL PROPERTY PARTNERS

For Sale
2 Sea King Drive
Auckley
Doncaster
DN9 3QR



Modern Self Contained Office - For Sale 1,416 Sq Ft (131.55 Sq M)

- Modern 2 storey offices at Doncaster Sheffield Airport
- 4 dedicated car parking spaces
- Excellent Motorway Access

Modern Self Contained Office - For Sale

1,416 Sq Ft (131.55 Sq M)

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:-

- LED Lighting and Perimeter trunking
- Glass partitioning
- Kitchen facilities
- 4 dedicated car parking spaces
- Male and female WC's
- Superfast Fibre Broadband installed
- BREEAM rating very good
- Heat Recovery Ventilation System

Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	648	60.2
First Floor	786	73.02
TOTAL	1,416 SQ FT	131.55 SQ M

Terms

The building is available to purchase. Quoting price is £265,000 exclusive.

VAT

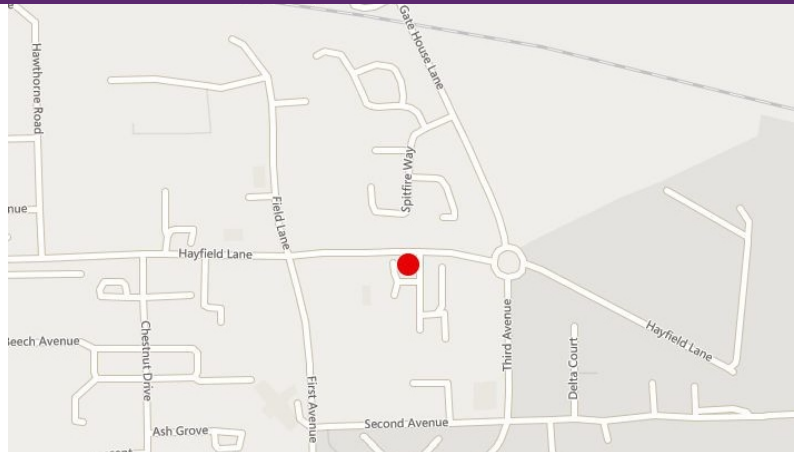
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

Rateable Value available upon request.

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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