



## Refurbished, Detached Office Building 4,555 - 15,729 Sq Ft (423.16 - 1,461.22 Sq M)

- Detached prominent office building
- Flexible office accommodation
- Substantial private car parking



# Refurbished, Detached Office Building

## 4,555 - 15,729 Sq Ft (423.16 - 1,461.22 Sq M)

### Location

The subject building is immediately accessed on Middle Bank, adjacent to White Rose Way, which provides excellent access to the national motorway network being within very close proximity to the M18, A1(M) and M1. The building is located a short distance from the Lakeside Outlet Village, providing excellent staff amenities.

Doncaster Town Centre is within 2 miles to the North. Sheffield is located within 20 miles to the West.

### Description

The Building is accessed via a single entrance at ground floor, which is currently used as a reception. The building benefits from a single lift providing access to each floor into a central lobby and access to the suite from either side of the lobby. The building benefits from a/c system, CATII fluorescent strip lighting, central heating and dado trunking.

The property has the following specification:-

- > Fully carpeted throughout
- > Suspended ceilings
- > Passenger lift
- > Male, female and disabled WC facilities
- > 89 car parking spaces for the building

Note that this property is not Freehold, it is Long Leasehold with approximately 70 years remaining.

### Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	4,555	423.16
First Floor	5,587	519.03
Second Floor	5,587	519.03
<b>TOTAL</b>	<b>15,729 SQ FT</b>	<b>1,461.22 SQ M</b>

### Terms

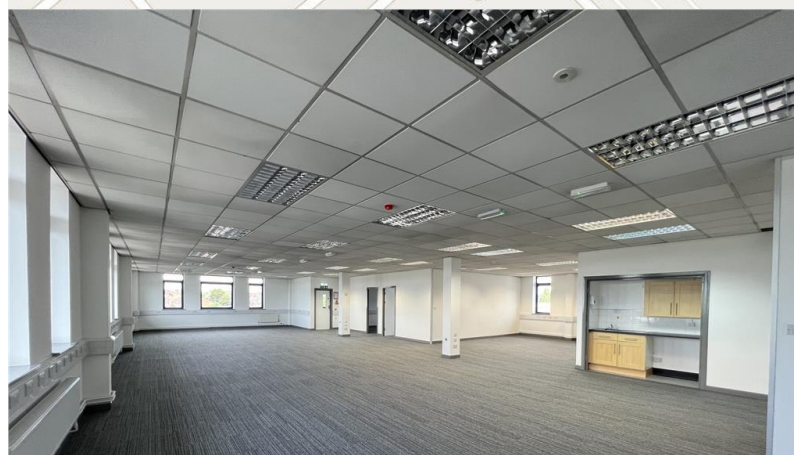
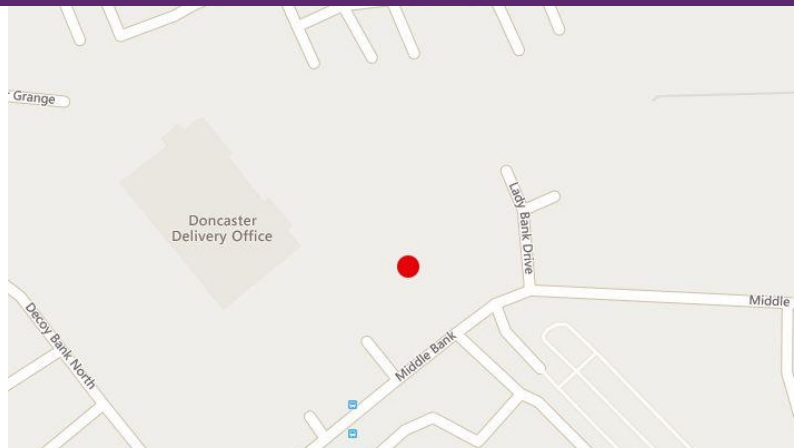
The property is available to rent on new lease terms to be agreed, either as a whole or on a wing-by-wing basis.

### VAT

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

### 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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