

**fisher
german**

Suite 3, Spinner Point

Lakeside Boulevard, Doncaster, DN4 5PL

Leasehold
Modern Offices
High Specification

1,200 - 2,527 Sq Ft (111.48 - 234.76 Sq M)



To Let | Rent On Application



Key information



Price
On Application



EPC rating
B

Description

A second floor office within this prominent detached office building is available to let, having recently been refurbished to a high standard.

The suite is predominantly open-plan and includes partitioned meeting rooms. The office could also be configured to a tenant's specification, subject to landlord's consent.

The offices have clear access raised floors, suspended ceilings, LED lighting and a comfort cooling system. It is highly energy efficient with a new EPC rating of B.

The property also benefits from a ground floor reception, dedicated WC facilities on the second floor, a passenger lift and attractive views over Lakeside Lake.

The suite has nine parking spaces.

The suite may also be split to create two suites, please get in contact for further information.





Amenities



Air Conditioning



Suspended Ceilings



Raised Floors



Car Parking



Passenger Lift

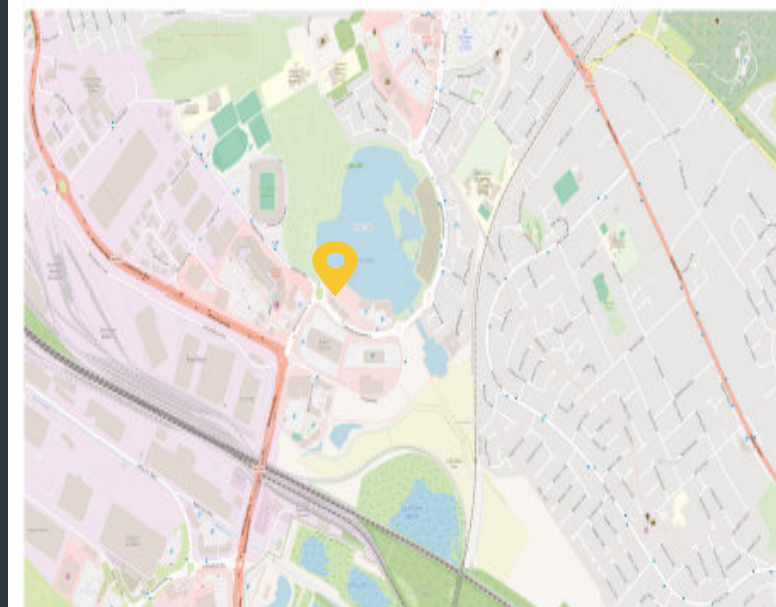


Close to M18

Location

The property is on Lakeside Boulevard in Doncaster, part of the Lakeside development of offices and retail accommodation. The property occupies a prominent location just off the A6182, White Rose Way, which is the major arterial route connecting Doncaster city centre to Junction 3 of the M18.

Doncaster is a city in South Yorkshire, with a total population of approximately 300,000 within its Metropolitan Borough. The city has a vibrant and varied economy, with a strong manufacturing sector and has become a hub for logistics in recent years. The Lakeside development is one of the foremost office location within the city and tenants include both national and regional companies. It benefits from excellent connectivity, with the M18, M1 and A1 within easy reach, together with the East Coast Main Line, which provides rail travel to London in Approximately 1 hour 40 minutes.



Further information

Asking Price / Rent

Rent On Application

Tenure

Leasehold

Lease Terms

The accommodation is available to let on terms to be agreed.

Business Rates

Rateable Value Part Second Floor: £28,000
The small business multiplier for the year 2024-2025 is £0.499.

Occupiers will be responsible for paying business rates directly to the local authority.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Services

We confirm we have not tested any of the service installations and any occupiers must satisfy themselves as to the state and condition of such items.

Fixtures and Fittings

Any fixtures and fittings not expressly mentioned within these particulars are excluded from the letting.

EPC

The EPC rating is B.

Service Charge

A service charge is payable in respect of the upkeep of the common parts.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax (VAT). Any intending tenant should satisfy themselves independently as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents.

Location

Suite 3 Spinner Point, Doncaster, DN4 5PL

What3words: ///elder.unit.castle

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



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Particulars dated July 2025. Photographs June 2024.



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