

Unit 8, Hayfield Lane Auckley, Doncaster DN9 3FL

1,351 SqFt (125.51 SqM)

- Close to Doncaster Sheffield Airport
- 4 Car Parking Spaces
- Predominantly Open Plan
- Well Established Office Park

TO LET

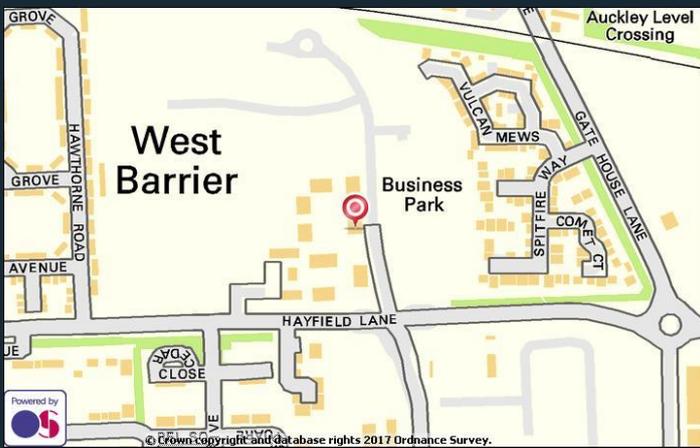


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LOCATION

The properties are prominently located on Hayfield Business Park off Hayfield Lane within the developed area of Auckland.

Finningley Airport is located less than 1 mile away or 5 minutes by car. The area is undergoing significant growth and development at present with the airport growing at the 2nd fastest rate in the country, new residential developments, office parks including the new Fountain Court office pods, and industrial development plans.

DESCRIPTION

Hayfield Business Park comprises eleven two storey office buildings with car parking and landscaped areas.

The subject property forms the first floor of Unit 8 which comprises a modern, brick built, two storey office building with the benefit of 4 car parking spaces to the front of the unit.

Nearby occupiers include My Pension Expert, Straco Requirement; and ACS Group

The property provides a predominantly open plan office suite, recently benefiting from improvement works to include redecoration and new carpets throughout.

The property is constructed to a high specification and benefits from the following features:

- Raised access floors
- Suspended ceiling
- CAT 2 lighting
- Electric wall mounted radiators
- Male/female and disabled toilets
- Double glazing
- Fitted kitchen
- Disabled lift
- CCTV

RENT

Guide Rent: £10.00 per SqFt

SERVICES

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of C (64).

RATING

The adopted rateable value in the 2017 list is £25,750.

VALUE ADDED TAX

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee or purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

ACCOMMODATION

Total	1,351 SqFt (125.51 SqM)
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INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the agents:

James Humphreys
 Barnsdales - Chartered Surveyors
 Tel: 01302 304 430
 James.humphreys@barnsdales.co.uk

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