



RENT
£14.50
(per sq ft)



Suite 3 First Floor, Unit F, Lakeside Boulevard
Doncaster, DN4 5PL

TO LET

Last Remaining Suite | Refurbished Modern Offices | 2,428 Sq Ft



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 locations 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.



Description

A newly refurbished first floor office suite is available to let within this prominent detached office building. The suite is currently open plan but could be configured to a tenant's specification, subject to landlord's consent.

The office has recently undergone a comprehensive refurbishment included new LED lighting, carpet and redecoration.

The suite benefits from the following specification

- New LED lighting.
- Suspended ceilings.
- VRF comfort cooling system.
- Clear access raised floors.
- Passenger lift.

The property also benefits from a ground floor reception area, shared kitchen and WC facilities, and attractive views over Lakeside Lake.

The suite has eight car parking spaces.



Accommodation

The accommodation has been measured on an IPMS 3 - Office basis, the approximate area comprises: 2,428 sq ft (255.56 sq m)



Amenities



Air Conditioning



Transport Links



Suspended Ceilings



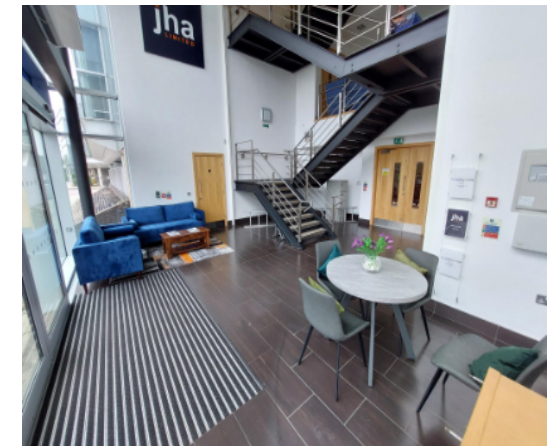
LED Lighting



Passenger Lift

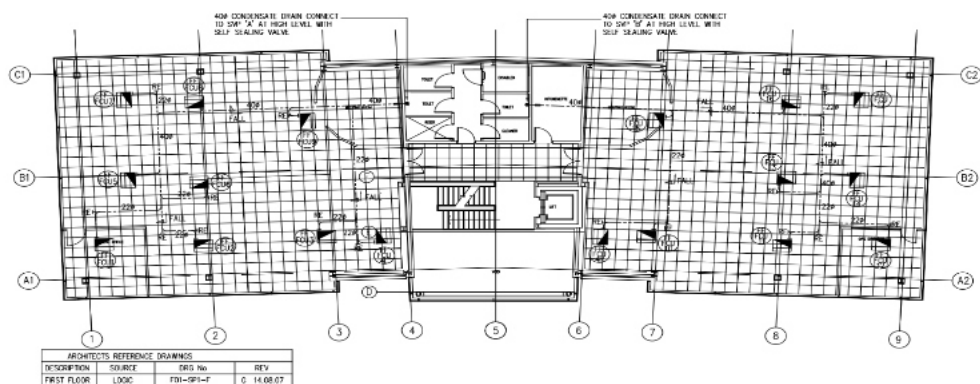


Car Parking





Further information



Lease Terms

A new lease is available from the landlord for a term by arrangement.

Rent

£14.50 per sq ft per annum exclusive.

Business Rates

The suites are to be assessed for the current rating year. All parties are advised to make their own enquiries with the rating authority.

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.

EPC

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Legal Costs

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

Fixtures & Fittings

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

Anti Money Laundering

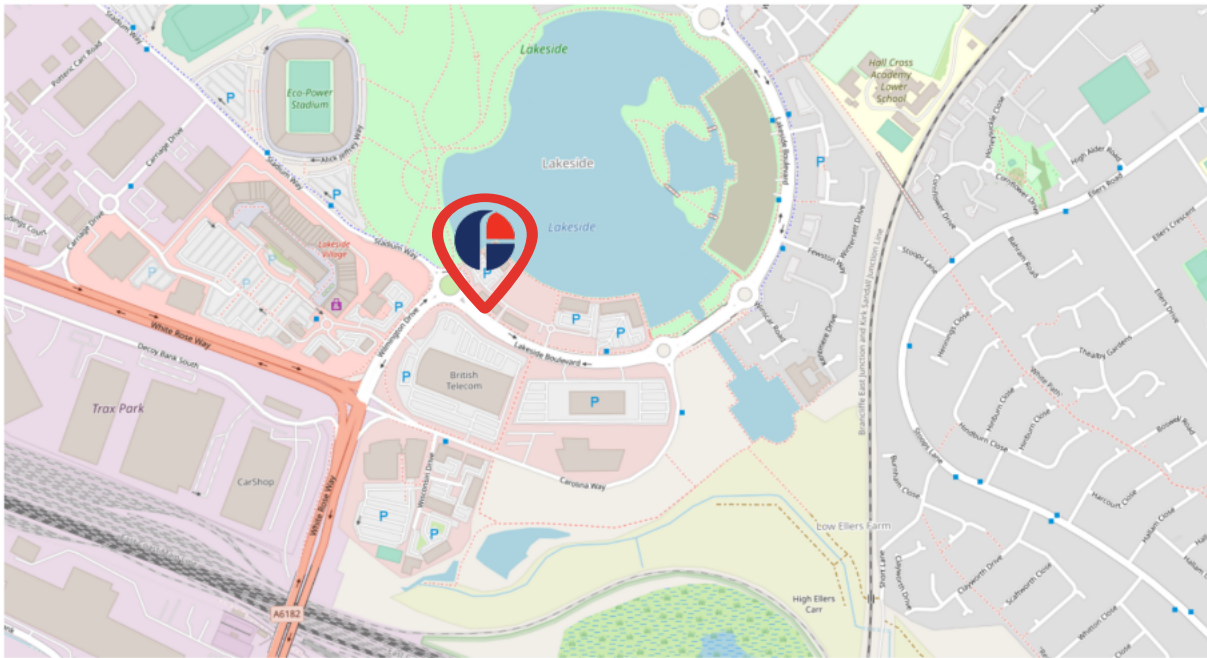
The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

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



Suite 3 First Floor, Unit F, Lakeside Boulevard, Doncaster



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Approximate Travel Distances



Locations

- Sheffield - 21.3 miles
- Leeds - 37.7 miles
- Nottingham - 43.8 miles



Nearest Station

- Doncaster - 2.2 miles



Nearest Airport

- Humberside - 39.3 miles



Viewings



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Particulars dated November 2023. Photographs dated November and July 2023.

