

**fisher
german**

Unit F, Lakeside Boulevard

Doncaster, DN4 5PL

Leasehold
Modern Office

2,428 Sq.ft (255.56 Sq.m)



For Rent | POA



Specification

- 2,428 sq ft
- Newly Refurbished
- New LED Lighting
- Suspended Ceilings
- VRF Comfort Colling System
- Clear Access Raised Floors
- Passenger Lift
- Eight Car Parking Spaces
- Excellent Transport Links

First Floor, Unit F, Lakeside Boulevard

2,428 Sq.ft (255.56 Sq.m)

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 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.

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

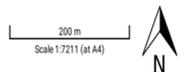
Location

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.



Produced on Sep 5, 2023.
© Crown copyright and database right 2023 (licence number 100059532)



Locations

M18 J3	2 miles
Sheffield	20.8 miles
Leeds	37.6 miles

Nearest station

Doncaster	2.6 miles
-----------	-----------

Nearest airport

East Midlands	62.7 miles
---------------	------------

Further information

Asking Rent

Price on Application.

Tenure

Leasehold

Lease Terms

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

Business Rates

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.

Fixtures & Fittings

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

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

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

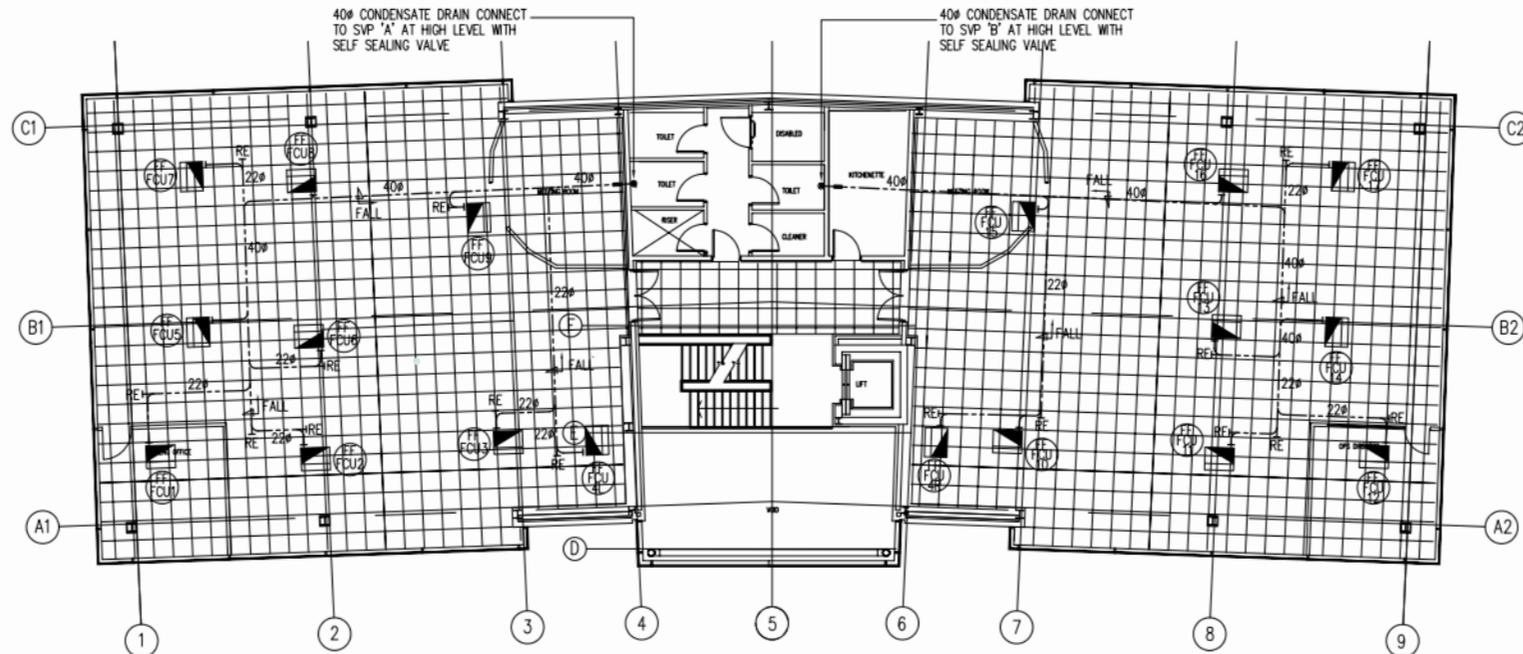
Strictly by prior arrangement with the sole agents.

Location

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

What3words: [junior.gifts.lung](https://www.what3words.com/junior.gifts.lung)





ARCHITECTS REFERENCE DRAWINGS

DESCRIPTION	SOURCE	DRG No	REV
FIRST FLOOR	LOGIC	F01-SP1-F	G 14.08.07

Contact us

Viewings by appointment only.

To arrange a viewing, please contact:



Jonathan Butler

07580 323813

Jonathan.Butler@fishergerman.co.uk



Jess Berry

07816 264496

Jess.Berry@fishergerman.co.uk

Please note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated March 2026. Photographs dated November 2023.



This brochure is fully recyclable