

# NorthCap

## TO LET

1,378 SQ FT (128.02 SQ M)

Ground floor refurbished office accommodation - TO LET

# 2 Sidings Court

Doncaster | DN4 5NU

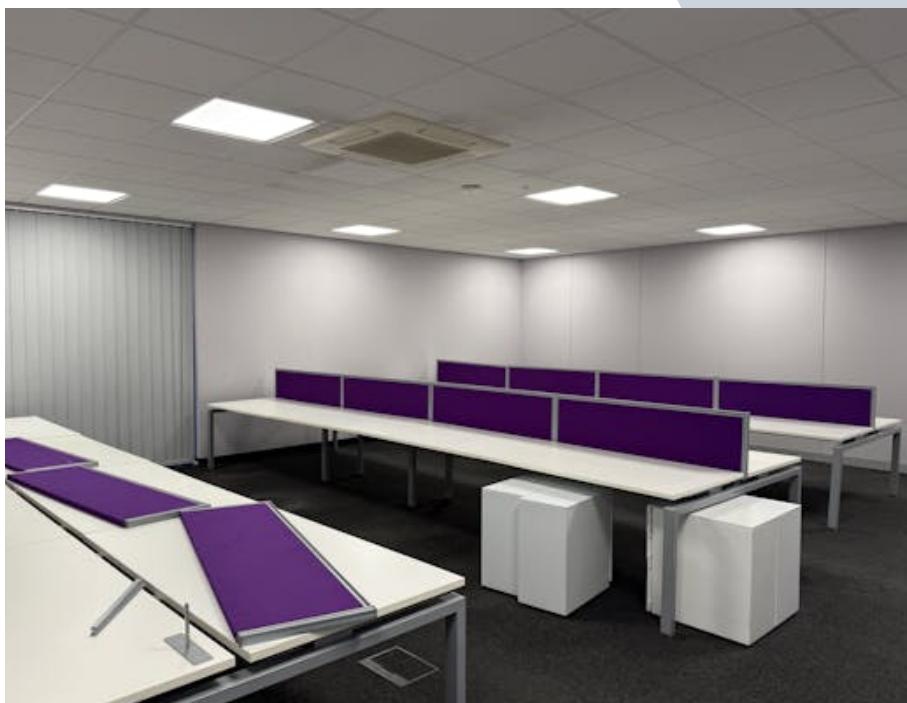
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# SUMMARY

2 Sidings

Court

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**TO LET**

Ground floor refurbished office accommodation - TO  
LET

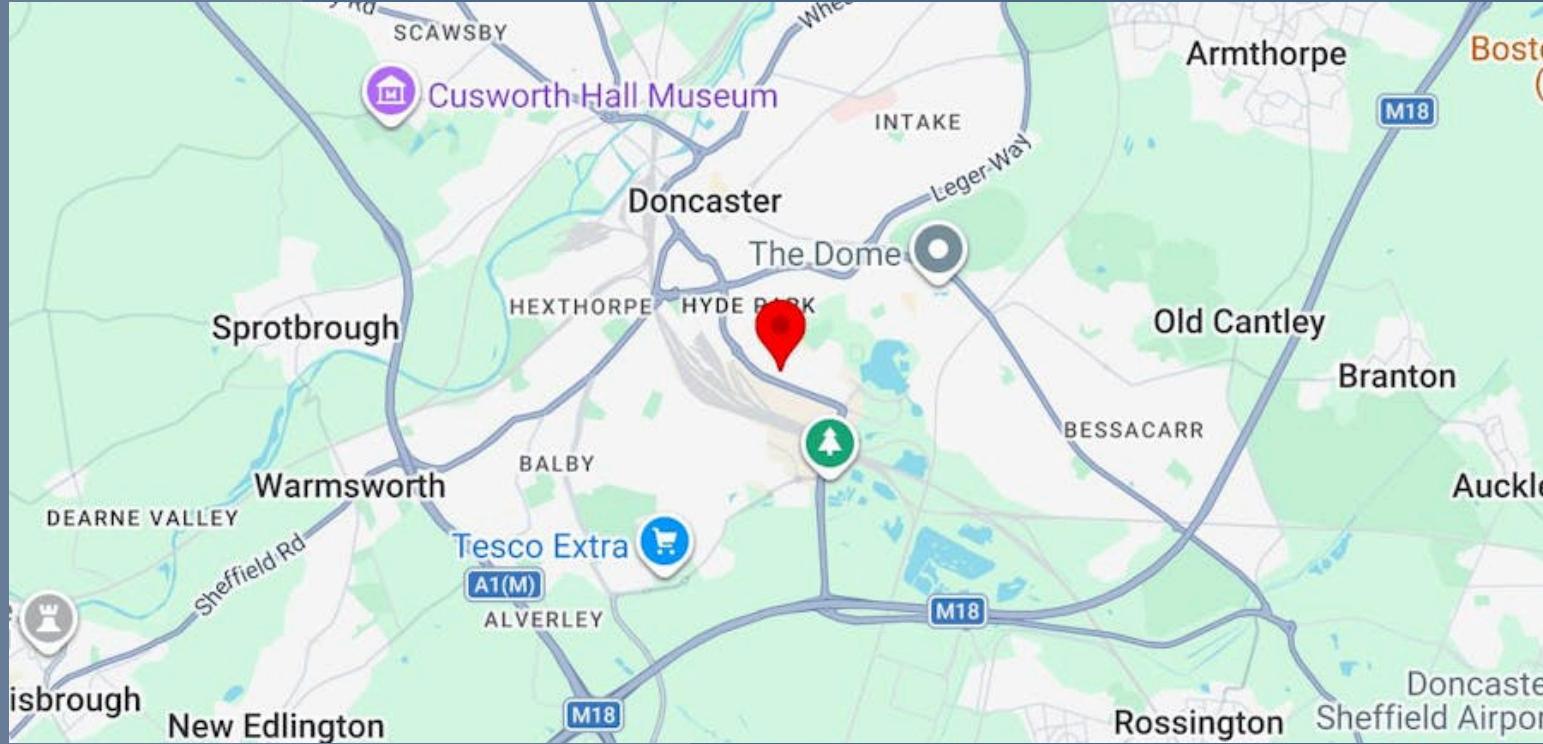
- ▶ **Ground floor modern office space**
- ▶ **4 car parking spaces**
- ▶ **Utilities included**
- ▶ **LED Lighting**
- ▶ **Option to keep existing desks**
- ▶ **Meeting room**
- ▶ **Separate kitchen**
- ▶ **Available on flexible lease terms**

# LOCATION

## 2 Sidings

### Court

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2 Sidings Court is conveniently located with good access to Doncaster City Centre and the wider motorway network, including the A1(M) and M18, via J3 located less than 2 miles away, making it an accessible base for regional and national businesses.

Nearby occupiers include FCC Environmental, Navartis, Hawsons and Handelsbanken.

Lakeside Village Outlet is located next to Sidings Court and provides a wide range of Food, beverage and retail options for staff.

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# DESCRIPTION

2 Sidings

Court

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## ACCOMMODATION

NAME	SQ FT	SQ M	AVAILABILITY
Suite - Ground Floor Office	1,378	128.02	Available
<b>TOTAL</b>	<b>1,378</b>	<b>128.02</b>	



The available accommodation comprises a modern ground floor office suite within 2 Sidings Court, a well-presented detached office building situated in an established commercial location in Doncaster.

The suite provides high quality, self-contained office space benefiting from excellent natural light and a practical open plan layout, suitable for a range of occupiers. The specification includes suspended ceilings with LED lighting, raised access floors, carpeting throughout, A/C throughout, a separate kitchen and access to shared WC facilities.

Externally, the property benefits from 4 on-site car parking spaces and a professional landscaped courtyard setting, providing an attractive working environment for staff and visitors alike.

The suite would suit a variety of office occupiers seeking quality accommodation in a well-connected and established business location.

The open plan area can be split in to separate meeting rooms or left open plans, subject to occupier requirements. There is flexibility on the layout and lease terms.



Total Parking Spaces: 4



Floor Type: Full Access  
Raised Floor



Lighting Type: LED



Power Cabling



Kitchen



Accessible WCs

# FURTHER INFORMATION

2 Sidings  
Court  
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## CONTACT



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## TERMS

The office is available to lease on new terms to be agreed. The service charge is inclusive of all building maintenance and utilities. Flexible lease terms are available for occupiers seeking cost effective, flexible space.

## VAT

Applicable

## SERVICE CHARGE

£7,500 per annum This includes all utilities

## RENT

£18,500 per annum

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**0114 303 7250**  
[www.northcap.co.uk](http://www.northcap.co.uk)

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# GALLERY

2 Sidings  
Court  
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