

# TO LET

## OFFICE BUILDING

Heavens Walk, Doncaster, DN4 5HZ



◆◆ LOCATED IN STRONG OFFICE QUARTER

◆◆ CLOSE TO JUNCTION 3 OF THE M18

◆◆ AVAILABLE FLOOR BY FLOOR

◆◆ 9,760 SQFT AVAILABLE (907 SQM)

◆◆ INCENTIVES AVAILABLE

◆◆ 42 CAR PARKING SPACES



## Location

The offices are based on Heavens Walk, Doncaster's affluent out of town office location. Heavens Walk connects to White Rose Way, the main dual carriage way linking the town centre to Junction 3 of the M18 motorway.

Heavens walk was developed during the 1980's and provides a range of two storey office buildings with local occupiers including; Yorkshire Bank; Barclays Bank; GB Communications and NHS.

## Description

The property comprises a modern two storey purpose built office building of red brick construction under a tiled pitched roof. The property has uPVC double glazed windows and doors and the accommodation is arranged over two floors.

## Specification

- Air Conditioning
- Suspended Ceilings
- Carpets
- Gas Central Heating system
- uPVC windows throughout

## Accommodation

### Ground Floor:

NIA: 4795 sqft 445.53 sqm  
 Type: Large open plan and private offices

### First Floor:

NIA: 4963 sqft 461.12 sqm  
 Type: Large open plan and private offices

## Rents

The entire property is available at a commencing rent of £120,000 per annum exclusive. Incentives available subject to covenant and terms.

## Terms

The property is available in whole or in part for a term with multiples of 5 years to suit user requirements on a fully repairing and insuring lease.

## Costs

Both parties will be responsible for their own legal and professional costs incurred in this transaction.

## Planning

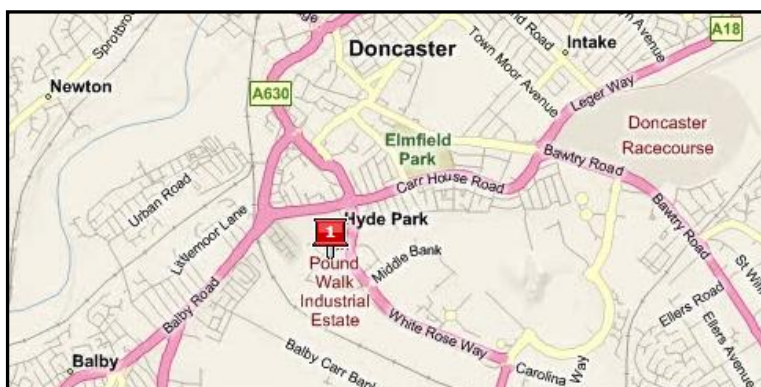
It is assumed that the property currently has the benefit of planning consent for B1 business use. Further enquiries for use class should be made to the letting agent.

## Rates

We are advised by the Valuation Office Agency that the rateable value of the entire property is £113,000 making rates payable for 2009/2010 of £46,782 per annum.

## VAT

Where applicable VAT is payable on the rental and other related transactions at the current subsisting rate.



### All Enquiries to Sole Agents

Jamie Smyth - 07725799437 or Stuart James - 07894684177

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