



To Let

Serviced Office Suites

Askern House, High Street, Askern, DN6 0AA

AVAILABLE IMMEDIATELY



*Furniture not included

FROM £50 PER WEEK!

◆ ALL INCLUSIVE RENT

◆ VARIETY OF SIZES AVAILABLE

◆ 'EASY IN, EASY OUT'
FLEXIBLE TERMS

◆ ON SITE MEETING FACILITIES



Location

The property is situated at the entrance of the Askern UK site, High Street, Askern to the north of Doncaster. High Street forms part of the A19, providing good access to the A1, M62 and M18.

The land adjacent the site is marked as a priority development site for employment use.

Description

The property is a two storey purpose built office block of red brick construction under a pitched roof. To the rear of the building is a car park for the use of the office occupiers. The site also benefits from on site security.

Accommodation

The building comprises a number of self contained office suites of varying sizes arranged over ground and first floor around central shared facilities including WCs, kitchen and conferencing facilities. All suites have good amounts of natural light.

Suite sizes range from 126 sqft (11.7sqm) to 400 sqft (37.18sqm). Up to 1,207 sqft available in total.

Office number	Size (sqft)	Rent (PW)
4	126	£50
5	126	£50
6	132	On App
11	145	On App
12	130	On App
13	148	On App

Rent

Commencing rents are from £50 per week payable quarterly in advance on a room by room basis. This is *inclusive* of all utilities, service charges, maintenance and insurance. The ingoing tenant will be responsible for their own telephone and internet charges only.

Term

The suites are available on a new 'Easy In Easy Out' leases for a term of three years with an option to break upon 3 months notice after a period of 9 months

Costs

The ingoing tenant will be required to pay £150 + VAT to the landlord's solicitor for the release of the legal documents.

Business Rates

Business Rates are to be included in the rent.

VAT

All transactions relating to the lease will be subject to VAT at the subsisting rate.



*Furniture not included

All Enquiries to Sole Agents

Jamie Smyth - 07725799437 or Jack Smith - 07515198715

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