

To Let

Self Contained Office Building

Askern Road, Carcroft, Doncaster, DN6 8DJ



◆◆ CELLULAR STYLE OFFICES

◆◆ GOOD TRANSPORT
LINKS TO A1

◆◆ IMMEDIATELY AVAILABLE

◆◆ 'EASY IN, EASY OUT'
FLEXIBLE TERMS



Location

The property is situated in Carcroft, accessed from Askern road in close proximity to the junction with Station Road, just over 5 miles north of Doncaster Town Centre. It is conveniently located less than 1 mile away from Adwick train station and close to the A1 and near to the Carcroft retail area than includes an Asda Superstore.

Description

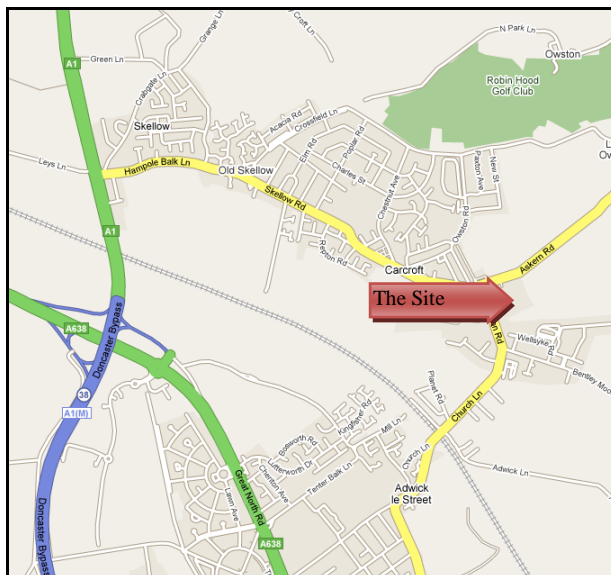
The property is a single storey building in 1980's style and constructed as a purpose built office unit. The building is or redbrick construction under a flat felted roof.

Accommodation

The property offers a number of individual offices from 72 sqft (6.69 sqm) to 195 sqft (18.12 sqm) , providing a total useable area of 1,550 sqft (144 sqm). The offices are arranged around a central corridor that gives access to a reception area and shared WC's.

Rent

The commencing rent for the entire property is £9,500 per annum exclusive of other outgoings. Prices for individual units are available on request.



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 £350 + VAT to the landlord towards the release of the lease documents.

Business Rates

The tenant will be liable for business rates as set by the Valuation Office.

VAT

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

All Enquiries to Sole Agents

Jamie Smyth - 07725799437 or Stuart James - 07894684177

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Ref: 1180-02

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