



LWE

Commercial Property Advisers

To Let

Best Value Business Suites in Doncaster

Hutton Business Centre, Bridge Works, Bentley,
Doncaster, DN5 9QP



- ◆ NEWLY REFURBISHED
- ◆ VARIETY OF SIZES AVAILABLE
- ◆ RENTS FROM £45 PER WEEK EXCLUSIVE
- ◆ LOW COST
- ◆ MEETING ROOM ON SITE
- ◆ 'EASY IN, EASY OUT' FLEXIBLE TERMS

LWE Commercial, The Orange Rooms, 46 Netherhall Road, Doncaster, DN1 2PZ

Phone: 01302 361445

E-mail: enquiries@LWEstates.com

Web: www.LWEstates.com



Location

The property is located in Bentley between Broughton Avenue and Bentley Road, 1½ miles north of Doncaster Town Centre. It is adjacent to Bentley Bridge. Bentley Road leads north to Askern, Selby and the M62.

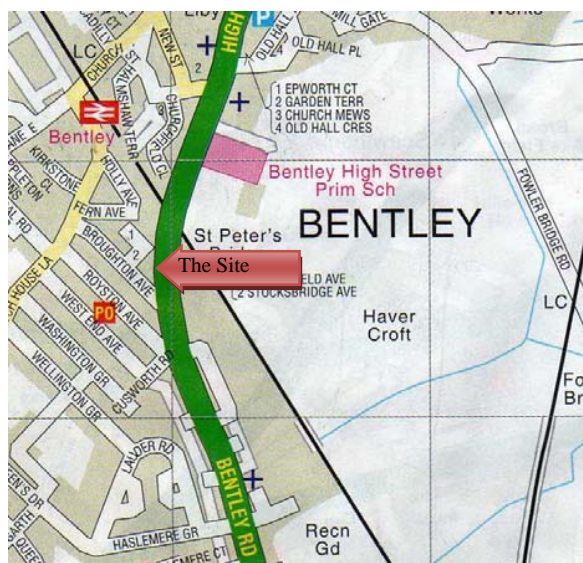
Description

The property is of red brick construction that has pebble-dashed covering to the most part. Part of the building has been covered with interlocking tongue and groove timber fascia under a pitched roof of slate and interlocking pan tiles. The property benefits from uPVC windows and doors throughout.

Accommodation

There is a variety of recently refurbished and fully carpeted business suites available over ground and first floor with shared kitchen and toilet facilities. The site benefits from an onsite meeting room available free of charge to tenants.

Suite	Floor	Area Sqft	Area Sqm	Rent per week	Business Rates
1A				Occupied	
1B	G	400	37.16	£60	TBA
1C				Occupied	
1D				Occupied	
1E				Occupied	
2A				Occupied	
2B				Occupied	
2C				Occupied	
2D	1st	489	45.49	£75	£1,054.50
2E				Occupied	
2F				Occupied	
2G	1st			Meeting Room	
2H	1st	628	58.40	£90	£1,332.00



Term

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

Signage

The ingoing tenant will have the opportunity to display internal and external signage at the premises.

Maintenance Charge

The tenant will be liable for a maintenance charge within the property for upkeep of the shared and common areas. Further details are available from the letting agent.

All Enquiries to Sole Agents

Jamie Smyth - 07725799437 or Jack Smith - 07515198715

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Ref: 700-02

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