

# MODERN GROUND FLOOR OFFICES

# TO LET.

WHITE ROSE RETAIL CENTRE •  
WHITE ROSE WAY •  
DONCASTER • DN4 5FT •



- Modern Open Plan Office
- 400 Sq Ft
- Reception / Customer Area

- Previously Trading As A Successful Beauty Salon
- Excellent Road Connectivity
- Great Location





## DESCRIPTION

**Modern, high quality ground floor office space in a popular location with excellent road links to the city centre, A1 & M18**

- 400 Sq Ft
- Reception / customer area
- Open plan office accommodation
- Well presented throughout
- Kitchen facilities
- Staff welfare facilities
- Excellent road links to the M18, A1 and city centre
- Local amenities close by and within prominent, highly visible building
- Electrical vehicle charging on site
- Over 25,000 vehicles pass the site per day
- Available at £12,000 per annum exclusive

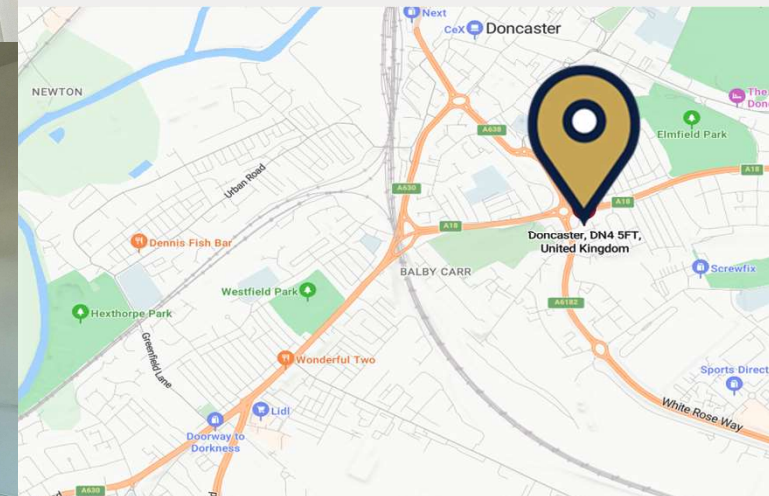


## LOCATION

The property is in a prominent, highly visible position off Carr House Road (A18) which forms part of arterial Sidings Roundabout linking White Rose Way with the city centre and A638.

Over 25,000 vehicles pass the site per day. Doncaster Train Station is located less than 1 mile away and provides high speed rail connections to nearby cities of Leeds, Sheffield, York and Manchester.

Doncaster's excellent road network, with J35 & J36 of the A1 within a short drive time, and J3 of the M18 only 2 miles away via White Rose Way. Doncaster city centre is just 0.5 miles away.



SAT NAV: DN4 5FT



EXTRA.HITS.NUMBER



## ACCOMMODATION

Total Net Internal Area:

400 Sq Ft

Available for occupation immediately.

## ASKING RENT

Quoting rent: £12,000 per annum exclusive.

Please contact the agents for more information.

## LEASE TERMS

The property is available to lease on FRI terms to be agreed however a minimum term of 5 years is envisaged.

## BUSINESS RATES

Qualifying occupiers may benefit from 100% Rates Relief.



## SERVICES

Mains water; drainage, electricity and air conditioning are connected.

## VAT

Rent quoted is exclusive but may be subject to VAT.

## EPC

Rating: TBC

## AML

Tenants will have to supply information to comply with Anti Money Laundering Regulations.

## VIEWINGS

By appointment with the Sole Agents below:

**Ben Flint**

07494735001 • 01302 639838

[ben@flintrealestate.co.uk](mailto:ben@flintrealestate.co.uk)

**Alexandra De Freitas**

07538844869 • 01302 639838

[alexandra@flintrealestate.co.uk](mailto:alexandra@flintrealestate.co.uk)



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