

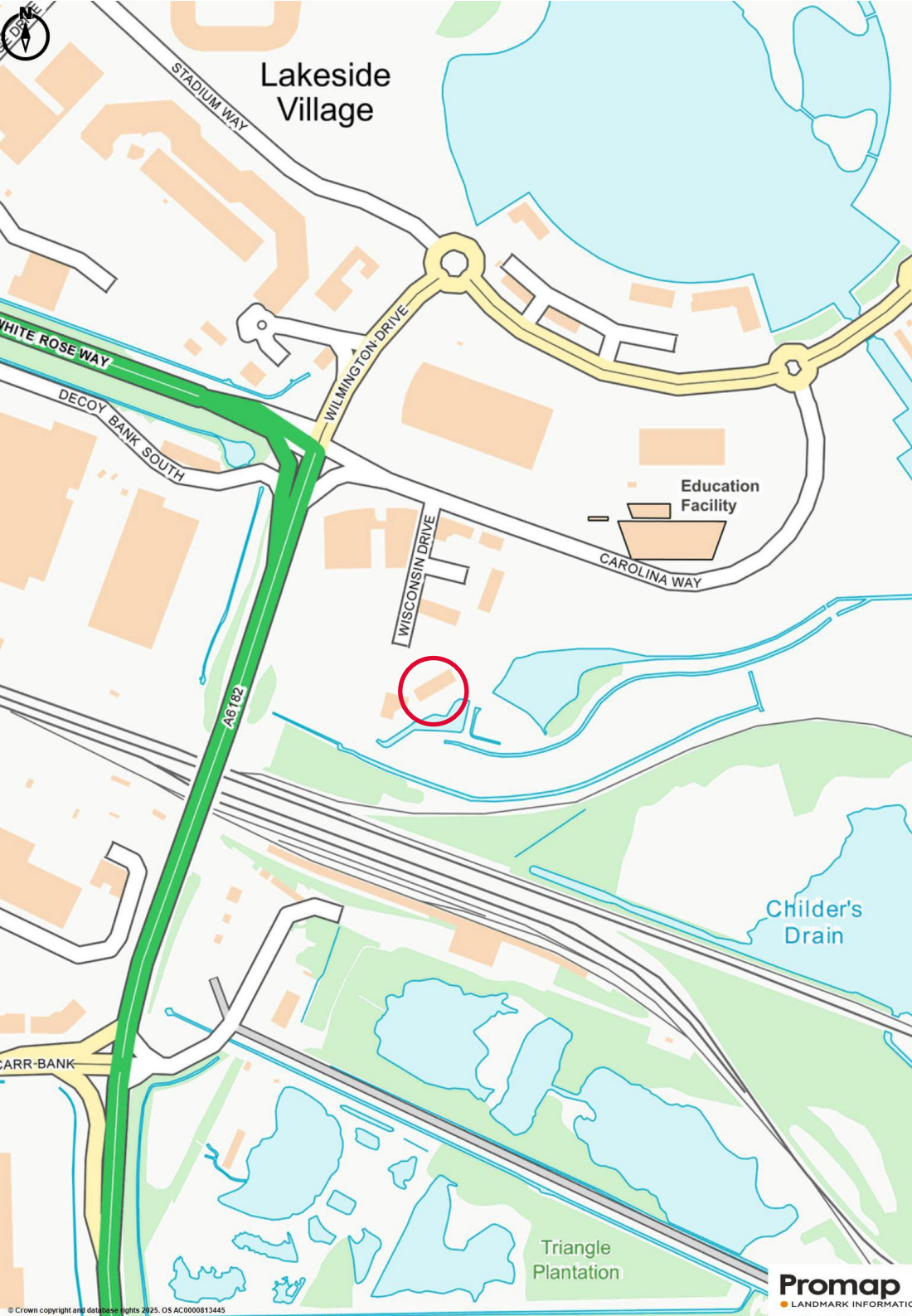
TO LET.

First Floor Office Suite.



Ground Floor, Unit 6 Carolina Court, Doncaster Lakeside, Doncaster, DN4 5RA.

Approx 2,500 - 6,220 sqft (232.26 - 578 sq m).



Location.

Carolina Court comprises part of the White Rose Way Business Park corridor, which provides dual carriageway access between Junction 3 of the M18 (1 mile approx.) and the Doncaster city centre (2 miles approx.). The offices form part of the high-profile business park with other occupiers including RG Group, Network Rail and Thales Telecom. The Lakeside Shopping Centre, The Keepmoat Stadium and the restaurant, hotel facilities are within easy walking distance. The National High Speed Rail College is established on an adjacent site.

Summary.

- Excellent quality modern ground floor office space with usable floor area of 578 sq m 6,220 sq ft approx. Suites available from 2,500 sq ft upwards
- High profile business park location within 1 mile of Junction 3 of the M18
- Full air conditioning/passenger lift
- 25 dedicated parking spaces
- Available on a new lease

Description.

The property comprises a detached, two storey modern campus style office building, set in landscaped grounds with dedicated parking.

The ground floor office is presented in a modern contemporary style throughout with largely open plan office areas with Male and female WC and kitchen facilities. Specification includes suspended ceiling with inset lighting, raised floors with power points, full carpet tile coverage and quality fitted storage cupboards.

The property benefits from a passenger lift and 25 car parking spaces will be included within the demise.

Subject to Contract.

Accommodation.

The accommodation has been measured on a Net Internal Floor Area basis in accordance with the RICS Code of Measuring Practice and the following figures are provided for guidance purposes only:

Ground Floor: 6,220 sq ft (578 sq m).

The accommodation may be split to accommodate requirements from 2,500 sq ft (232.26 sq m) upwards.

Quoting Rent.

The quoting rent is £10.00 per sq ft per annum exclusive.

Service Charge.

The Tenant will be responsible for the payment of a fair proportion of the Landlord's expenses incurred in respect of the repair/maintenance of the exterior of the property, lighting and heating of any common areas and management of the same. Further details of the service charge are available from the Agents.

EPC.

The property has an Energy Performance Certificate (EPC) rating of C69.

Business Rates.

The Tenant will be responsible for the payment of business rates. Interested parties are advised to make their own enquiries Local Authority.

Services.

Mains electricity, water and drainage supplies are connected to the premises.

Temperature control is by way of ceiling mounted combined heating/cooling systems fitted to all main areas.

VAT.

All figures quoted are subject to VAT at the prevailing rate where applicable.

Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.

Contact.



For further information, or to arrange a viewing, please contact Joint Agents:

KNIGHT FRANK

Peter Whiteley

+44 114 272 9750
+44 7979 530 416

peter.whiteley@knightfrank.com

Kitty Hendrick

+44 114 272 9750
+44 7989 735 137

kitty.hendrick@knightfrank.com

PPH Commercial

Clarke Robinson

+44 1302 540350
+44 7741 264698

clarke.robinson@pph-commercial.co.uk

Lewis Cove

+44 1302 640351
+44 7955 270 405

lewis.cove@pph-commercial.co.uk

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Particulars dated February 2025. Photographs dated November 2024.

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