

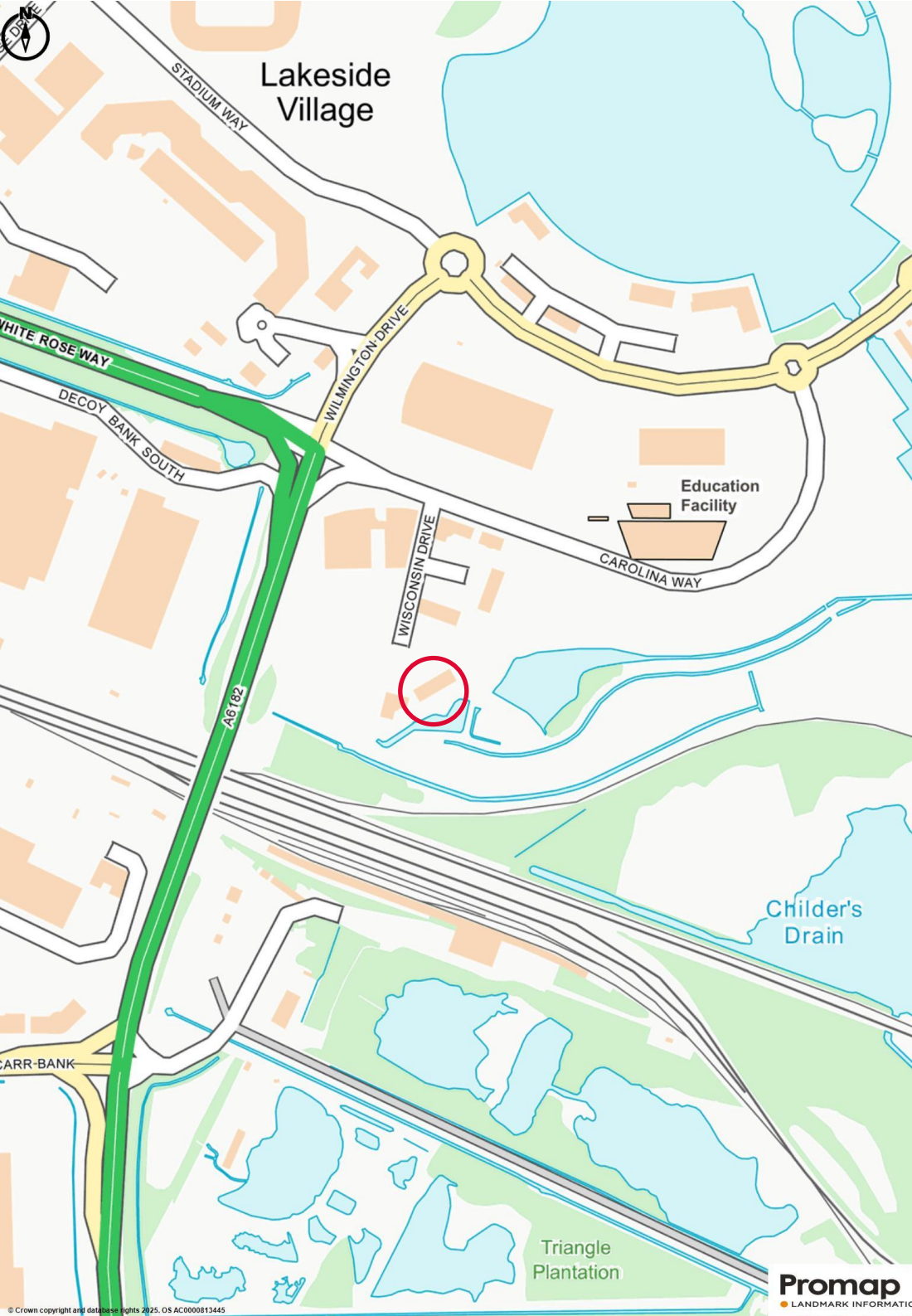
TO LET.

Part First Floor Office Suite.



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

2,046 sq ft (190 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.

Description.

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

The part first floor of the building is available, and the accommodation is presented in a modern contemporary style throughout with a glazed reception / entrance area with mezzanine access to the first floor. The entrance area contains a passenger lift and W/C facilities. Specification includes suspended ceiling with inset lighting, comfort cooling, raised floors with power points and full carpet tile coverage.

The part first floor suite comprises 2 sections – one of which is open plan whilst the other is split into 2 meeting rooms, with a kitchen and canteen area.

Summary.

- Excellent quality modern first floor office space
- High profile business park location within 1 mile of Junction 3 of the M18
- 11 dedicated parking spaces to the part first floor suite
- Available by way of Assignment of the current lease on the premises

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:

First Floor: 2,046 sq ft (190 sq m).

Quoting Rent.

The quoting rent for the available suite is £27,180 per annum exclusive.

Terms.

The property is available by way of assignment of our client's effective full repairing and insuring head lease, commencing 1st February 2022 and expiring 1st February 2027, at a passing rent of £27,810 per annum exclusive of VAT.

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.

We understand that the premises currently have a Rateable Value of £22,500.

Rates for 2025/2026 are 54.6p in the £.

Interested parties are advised to confirm the accuracy of the above figures by contacting the Local Authority directly.

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.

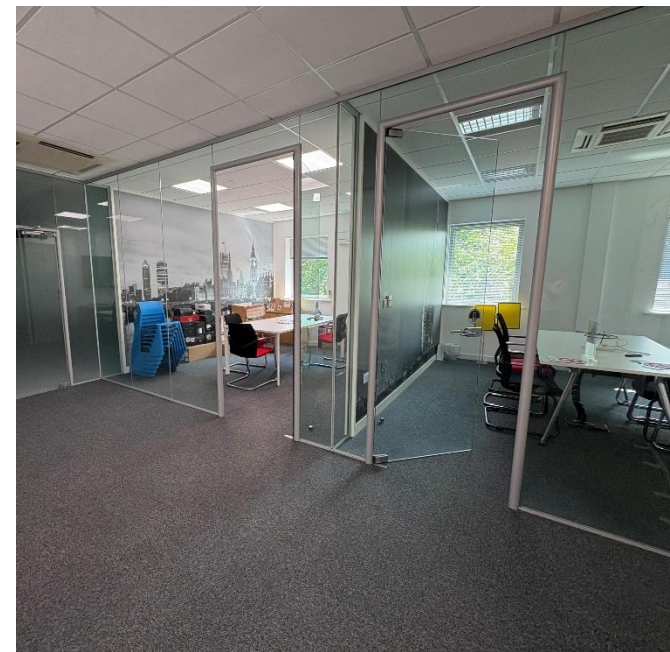
The mention of any appliances and/or services within these sales/letting particulars do not imply that they are in full and efficient working order.

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:

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4. VAT: The VAT position relating to the property may change without notice.
5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
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Particulars dated May 2025. Photographs dated May 2025.

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