

TO LET.



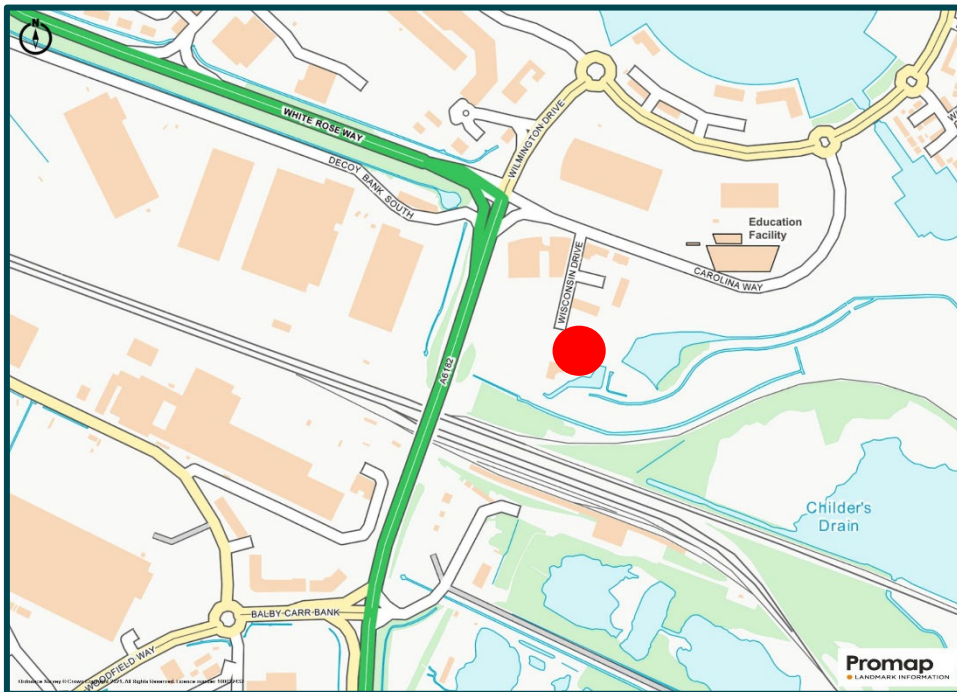
First Floor Office Suite – To Let.

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

Location.

Carolina Court comprises part of the White Rose Way business corridor, which provides dual carriageway access between Junction 3 of the M18 (1 mile approx.) and Doncaster town centre (2 miles approx.).

The offices form part of a high profile business park, with other occupiers including Pyronix, RG Group, Network Rail and Thales Telecom. The Lakeside Shopping Centre, The Keepmoat Stadium and 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 car parking. The building is of brick construction with a front elevation incorporating an imposing atrium forming an attractive entrance and central core.

The first floor office suite is presented in modern contemporary style throughout, with a mix of open plan office areas, 5 no. managers offices with high quality glazed partitioning and doors, and separate board room/meeting room. Specification includes suspended ceilings with inset lighting, raised floors with power points, full carpet tile coverage and quality fitted storage cupboards.

Male and female WC facilities are on the first floor landing and shared with occupiers of the adjacent suite.

The property benefits from passenger lift and 13 car parking spaces will be included within the demise.

Accommodation.

The accommodation has been measured on a Net Internal Floor Area basis and the following figures are provided for guidance purposes only:

Description	Sq M	Sq Ft
Open Plan Floor Area with 5 no. managers office and separate board room / meeting room	290.48	3,127
Total	290.48	3,127

Terms.

The property is available by way of a new effective full repairing and insuring lease for a term of years to be agreed by negotiation.

Rent.

The rent required is £12.50 per sq ft per annum exclusive of rates, VAT and all outgoings, plus service charge for contribution towards the maintenance / upkeep of shared facilities.

Business Rates.

The office suite will be assessed for business rates purposes on completion of the new lease.

Services.

Mains water, drainage and electricity 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 letting particulars do not imply that they are in full and efficient working order.

EPC.

The property has an EPC Rating of :
C69

Contact.



For further information, or to arrange a viewing, please contact sole agents Knight Frank.

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Particulars dated November 2021 Photographs dated November 2021.

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