

TO LET.

Landmark office building within a prime town centre location.



Lazarus House, Princes Street, Doncaster, DN1 3NJ.
Modern office suites available from 2,067 sq ft – 8,149 sq ft.

Location.

Lazarus House occupies a profile position within Doncaster Town Centre and is considered to be one of Doncaster’s prime office developments.

The premises are ideally situated on the corner of Princes Street and East Laith Gate, within an approximately 8 – 10 minute walk of the Frenchgate Shopping Centre, Doncaster Transport Interchange and Railway Station. The property benefits from fantastic accessibility and doorstep amenity.

Post Code: DN1 3NJ



Description.

The subject accommodation comprises a modern landmark office building, arranged over five floors situated in the heart of Doncaster Town Centre.

The building has two entrance points, one direct to the ground floor and one leading into a communal entrance / core from which there is access to all floors via stairwell and passenger lifts. The office suites provide a range of open plan and part fitted accommodation and have been finished to a high specification to include:

- Full raised access floors
- Quality carpet floor coverings throughout
- Suspended ceilings with recessed lighting
- Combined heating and comfort cooling
- Secure on site basement parking available
- Passenger lift access
- Impressive WC, shower and kitchen areas
- Stunning views from the fourth floor roof terrace

Accommodation.

From the areas provided, we understand the available accommodation comprises the following Net Internal Areas (NIA):

Description	Sq M	Sq Ft
Second Floor	291.99	3,143
Third Floor	273.04	2,939
Fourth Floor	192.03	2,067
Total	757.06	8,149

Terms.

The available floors are immediately available to let as a whole, or on a floor by floor basis.

Rent.

On application.

Business Rates.

We understand the available suites have the following Rateable Values:

Description	Rateable Value
Second Floor	£23,500
Third Floor	£21,750
Fourth Floor	£15,500

Service Charge.

A service charge is payable to cover the maintenance and upkeep of the common areas of the building and the estate.

EPC.

Upon enquiry.



Subject to Contract.

Contact.

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

KNIGHT FRANK

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