



White Rose House, Ten Pound Walk, Doncaster DN4 5DJ

**TO LET**

Offices Currently Undergoing  
Refurbishment

1,485 - 17,451 Sq Ft  
(138 - 1,621 Sq M)



# White Rose House, Ten Pound Walk, Doncaster DN4 5DJ

## DESCRIPTION

White Rose House comprises a modern two-storey, detached office building with 60 dedicated car parking spaces. The ground floor has recently undergone a high level refurbishment and now provides a modern, open plan floorplate. The communal areas of the property are currently undergoing refurbishment to provide a high-quality entrance and reception.

Both floors can accommodate smaller suites, ranging from 1,485 sq ft up to 17,451 sq ft.

The ground floor offices are available to occupy and provide the following specification:

- ✓ Open plan floorplate
- ✓ Perimeter trunking
- ✓ 8 person lift
- ✓ LED lighting throughout
- ✓ Carpeted throughout
- ✓ A range of smaller suites available



## LOCATION

White Rose House is situated on Heavens Walk within the well established Ten Pound Walk business zone, forming part of the White Rose Way commercial corridor between Junction 3 of the M18 and Doncaster city centre. Doncaster city centre is located some 1 mile to the north and Junction 3 of the M18 is approximately 2 miles south.

## ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor	8,382	779
First Floor	9,068	842
<b>Total</b>	<b>17,451</b>	<b>1,621</b>

## VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

## LEGAL COSTS

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

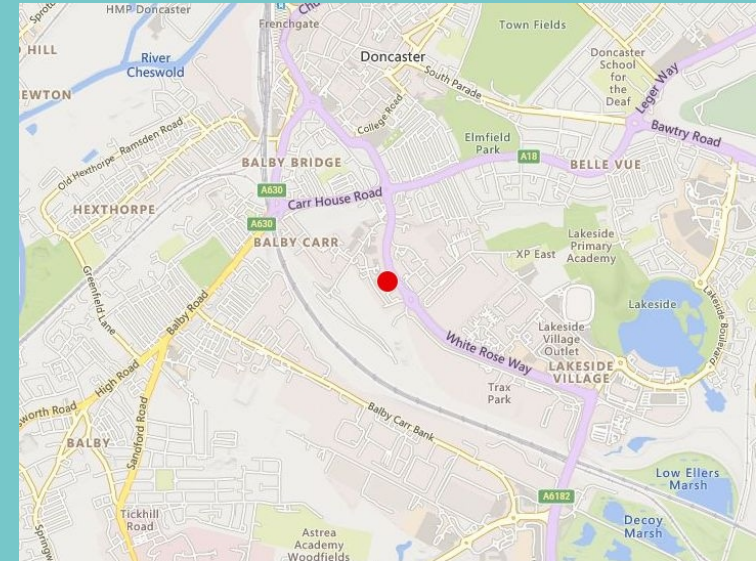
## BUSINESS RATES

White Rose House has a rating assessment of £127,000 (2023 List). A reassessment would be required if the property was split into smaller suites.

## TERMS

The offices are available as a whole or taken as smaller suites by way of a new lease on terms to be agreed.

EPC White Rose House has an EPC rating of B-47.



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## VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:



Matthew Procter  
0113 887 6708  
[mprocter@lsh.co.uk](mailto:mprocter@lsh.co.uk)

Richard Corby  
0113 887 6760  
[rcorby@lsh.co.uk](mailto:rcorby@lsh.co.uk)



Ian Brooks  
01302 640 352  
[ian.brooks@pph-commercial.co.uk](mailto:ian.brooks@pph-commercial.co.uk)