



MELTON PARK

THE STABLES OFFICE & RETAIL HUB

OFFICES FROM 430 SQ FT TO 2,698 SQ FT

THE STABLES, MELTON PARK, HIGH MELTON, DONCASTER, DN5 7SZ

THE STABLES OFFICE & RETAIL HUB

DESCRIPTION

This character listed building provides ground and first floor accommodation with an attractive open central courtyard area. The building is constructed of dressed sandstone with a slate roof. Historically, the building was the stables for the adjacent listed Melton Hall which is to be converted into mews style houses.

The available units are primarily on the first floor with two small suites on the ground floor either side of the courtyard entrance which could

be offices or, alternatively, retail/business units.

An area of designated car parking will be provided for use with the building. The building has lift access to the first floor suites 3 and 4.

The building is ready for occupiers to take early possession. The main ground floor areas are to be let separately as a restaurant and bar giving an on-site facility for staff and visitors.

FLOOR AREAS

Approx. gross internal areas:

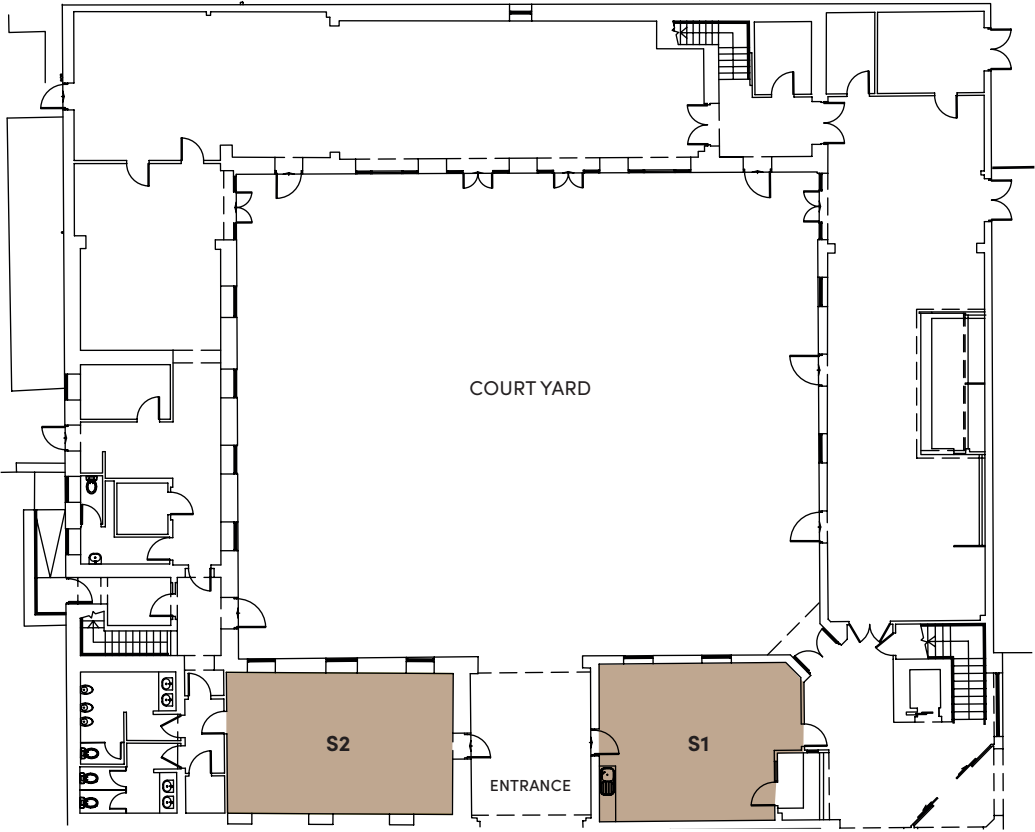
GROUND FLOOR	FIRST FLOOR
Suite 1 - 430 sq ft	Suite 3 - 665 sq ft
Suite 2 - 460 sq ft	Suite 4 - 560 sq ft
	Suite 5 - 828 sq ft
	Suite 6 - 645 sq ft

Please check with the agents for current availability.



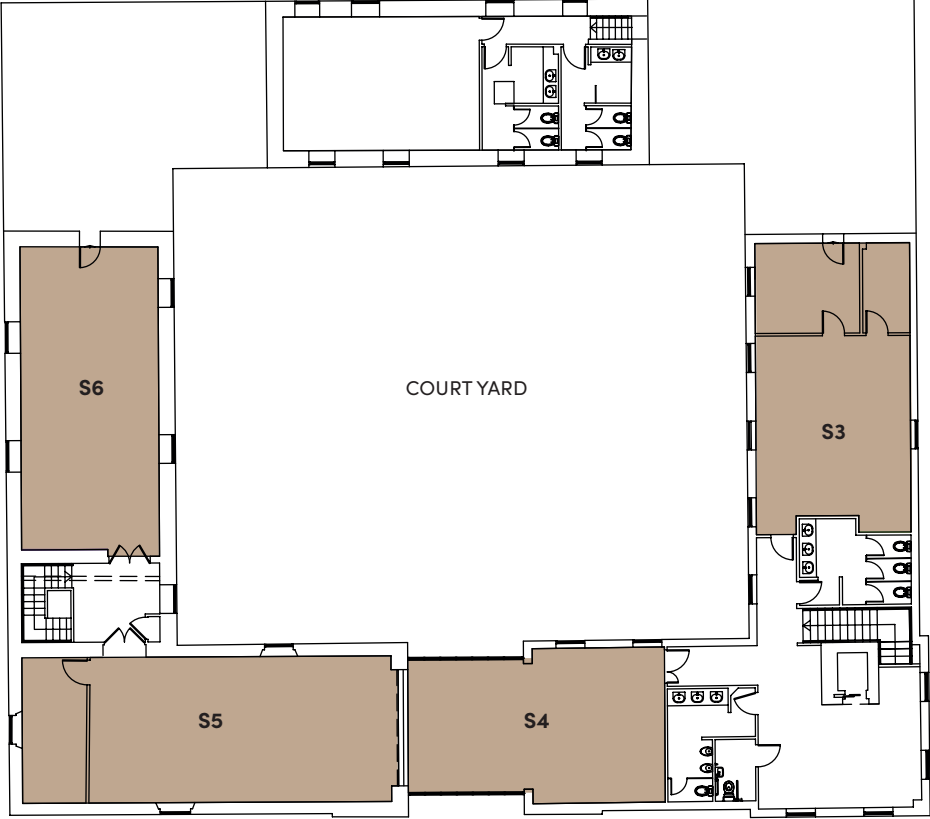
GROUND FLOOR PLAN

SUITE 1 - 430sqft
SUITE 2 - 460sqft



FIRST FLOOR PLAN

SUITE 3 - 665sqft
SUITE 4 - 560sqft
SUITE 5 - 828sqft
SUITE 6 - 645sqft





LOCATION

The Stables building is in a prominent location at the entrance to the 90 acre Melton Park in the village of High Melton.

High Melton and adjacent Sprotbrough are sought after and affluent villages with easy access to Doncaster, Sheffield and Leeds with motorway access at J36 & J37 of the A1(M) approx. 4 miles to the east.

Travel distances:

- Doncaster 5 miles
- Sheffield 18 miles
- Leeds 33 miles



PROPOSED SITE PLAN



MELTON PARK REDEVELOPMENT

Melton Park is being developed by Newsholme Developments into a high quality residential led mixed uses scheme.

The 90 acres site will also be brought back into community use with leisure trails and walks throughout the site along with other sports led community uses.

TERMS & AVAILABILITY

Office suites are available to let individually, or combined where appropriate, on terms to be agreed.

For further terms please contact the agents.

Contact:

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A Development By:



**NEWSHOLME
DEVELOPMENTS**

