

Highfield House, Ten Pound Walk  
Doncaster DN4 5HX

---

**6,600 SqFt** (613.14 SqM)

- Modern Office Building
- Established Location
- On-site Parking
- Great Road Access

TO LET



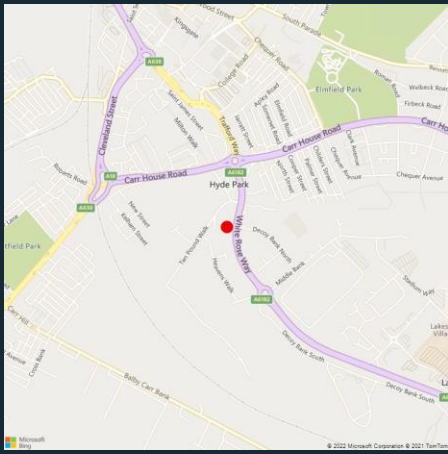
**RICS**

the mark of  
property  
professionalism  
worldwide

**barnsdales™**

4 Sidings Court, Doncaster DN4 5NU

---



## LOCATION

The property forms part of the well-established office estate close to the town centre of Doncaster. Ten Pound Walk is located close to the popular Lakeside area of Doncaster, approximately 1 mile from the town centre. Junction 3 of the M18 is located only 2 miles from the site, providing great road access via White Rose Way.

## DESCRIPTION

The property comprises a modern stand alone office building forming part of an established business park area. The building can be let as a whole or on an individual floor basis depending on requirements.

Internally, the ground floor comprises of open plan office space, reception, separate board room and meeting room, as well as male, female and disabled WC facilities (the disabled WC also includes a shower unit). The first floor benefits from further open plan office space, separate meeting rooms, kitchenette and larger canteen. Externally the property benefits from 33 designated parking spaces as part of the larger business park accessed via Ten Pound Walk.

## RENTPRICE

£32,000 - £66,000 per annum

## SERVICES

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

## ENERGY PERFORMANCE CERTIFICATE (EPC)

An EPC is available upon request.

## VALUE ADDED TAX

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee or purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

## ACCOMMODATION

<b>Ground</b>	<b>3,204 SqFt (298 SqM)</b>
<b>First</b>	<b>3,395 SqFt (315 SqM)</b>
<b>Total</b>	<b>6,600 SqFt (613.14 SqM)</b>



## INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the agents:

Adam Bates  
 Barnsdales - Chartered Surveyors  
 Tel: 01302 308 176  
 adam@barnsdales.co.uk

### Disclaimer

Misrepresentation Act 1967: Barnsdales for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:

1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Barnsdales nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order.

Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.

Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Barnsdales to ensure accuracy and to check the facts contained within these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.