Modern Semi-detached Purpose Built Office

Unit 10 Railway Court, Ten Pound Walk, Doncaster, DN4 5FB

To Let / For Sale

- 1,509 sq ft (140.23 sq m)
- Quality specification including comfort cooling – fully fitted
- Generous on site car parking for up to 7 cars
- Well placed close to Doncaster Town Centre and Junction 3 M18

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Location

The property is located in the established Ten Pound Walk area, forming part of a purpose built office development, just to the South of Doncaster centre.

The building also affords excellent communication links via White Rose Way, to the National Motorway Network via Junction 3 of the M18.

The property can be approached from White Rose Way, turning on to Ten Pound Walk and subsequently on to Railway Court. Postcode for Sat Nav: **DN4 5FB**.

Description

The property briefly comprises a modern two storey semi-detached office building, with ground floor, including reception, open plan office, ladies and gents WC, shower and small kitchen area. A staircase gives rise to the first floor, where there are three offices, a meeting room and additional toilet. Specification throughout includes suspended ceilings with recessed lighting, comfort cooling, walls plastered and painted and floor carpeted.

The property benefits from disabled access and WC facilities, as well as a disabled parking space to the front.

Externally, there is car parking for 6/7 cars (1 has restrictive access), which is an extremely generous ratio for modern offices.

Accommodation

The property has a net internal floor area over two floors 1,509 sq ft (140.23 sq m).

Terms / Availability

On a lease, the property is available to let on a new lease at a rental of £18,000 per annum exclusive of VAT, rates, services and service charge.

On a sale basis, the building is available for sale on a long leasehold basis at a price of £180,000 plus VAT.

Service Charge

There is a small estate service charge to maintain car park and landscaped areas.

Rating

The property has a rateable value of £13,750.

Interested parties are advised to make their own enquiries with the Rating Office.

Viewing & Further Information

Please contact sole agents:-

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