



LAKESIDE
DONCASTER

PHASE 1 BUILDING

LAKESIDE
BUSINESS PARK,
DONCASTER,
DN4 5PN



TO LET

FROM 5,448 SQ. FT. – 34,429 SQ. FT.
QUALITY MODERN OFFICE ACCOMMODATION
GENEROUS ON SITE CAR PARKING AND GOOD ACCESS TO J3 M18



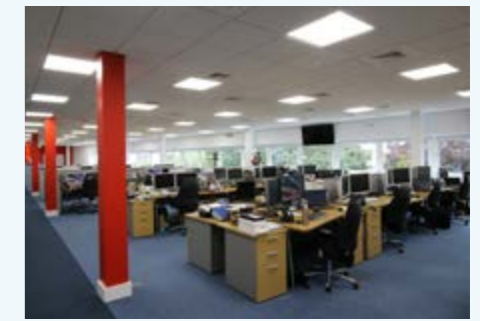
LAKESIDE DONCASTER

DESCRIPTION

The property comprises a substantial modern office building.

The available accommodation includes a traditional 2 storey modern office suite with a substantial reception/breakout area and an additional large floorplate / call centre / office space with associated meeting rooms and stores.

The property occupies a substantial site with generous on site car parking. The site is fully secure with gated entrance.



SPECIFICATION

An attractive light central reception/breakout area provides access to all areas of the building.

The accommodation is to be fully refurbished with specification to include:

- Carpeted raised access floor
- Lighting
- Comfort cooling
- Lift access

ON SITE AMENITIES

- On-site gym
- Cafe amenity
- Substantial on site car parking, 173 spaces which will be allocated on a pro-rata basis.

AVAILABILITY

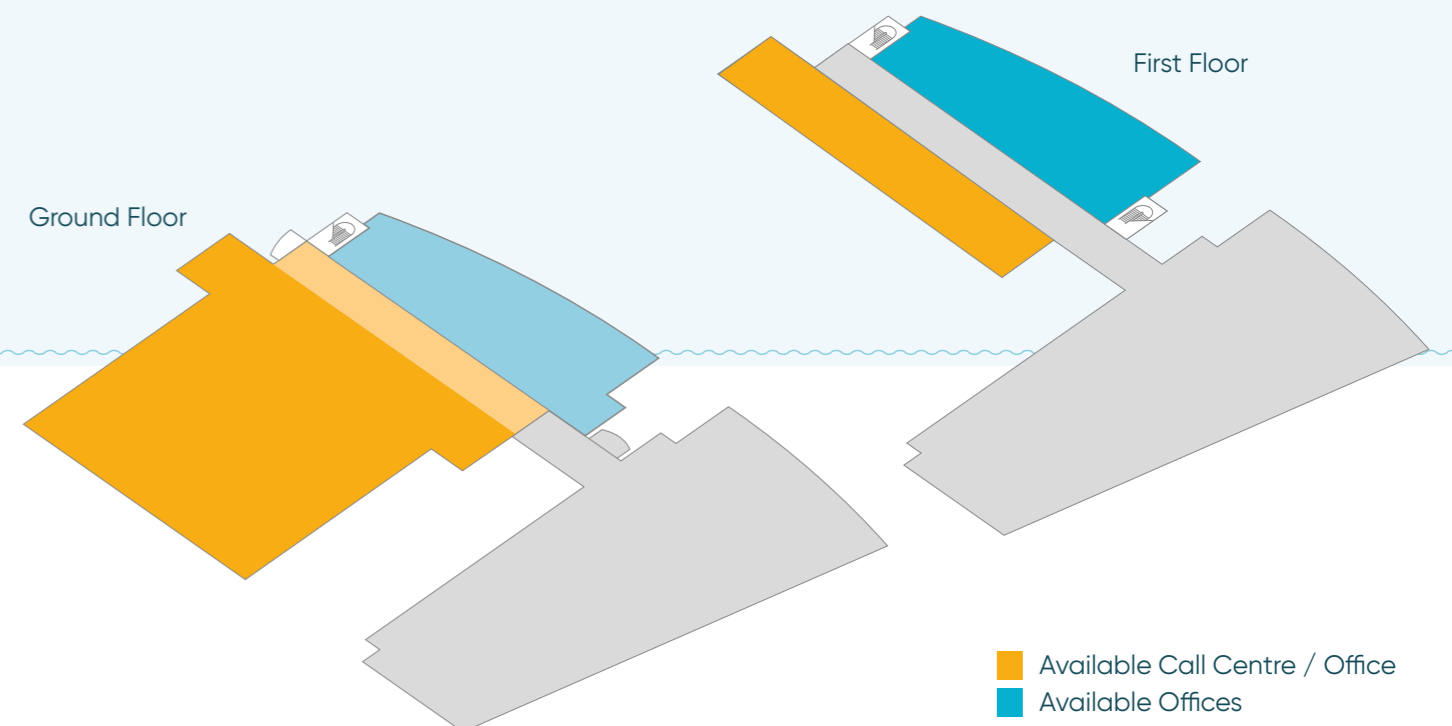
The accommodation can be tailored to meet occupier demand/user.

The offices are available to let on a new lease as a whole, or in part. Further information is available on request.

ACCOMMODATION

(approximate net internal areas)

DESCRIPTION	Sq. M	Sq. Ft
Ground Floor Reception/Link/Breakout	234.50	2,524
Front Office Block Ground Floor - Suite 1	506.14	5,448
Front Office Block First Floor - Suite 2	509.48	5,484
Call Centre / Office Space	1,948.45	20,973
TOTAL	3,198.59	34,429





LAKESIDE DONCASTER

Prime location



Established business park



Good connectivity to Junction 3 M18



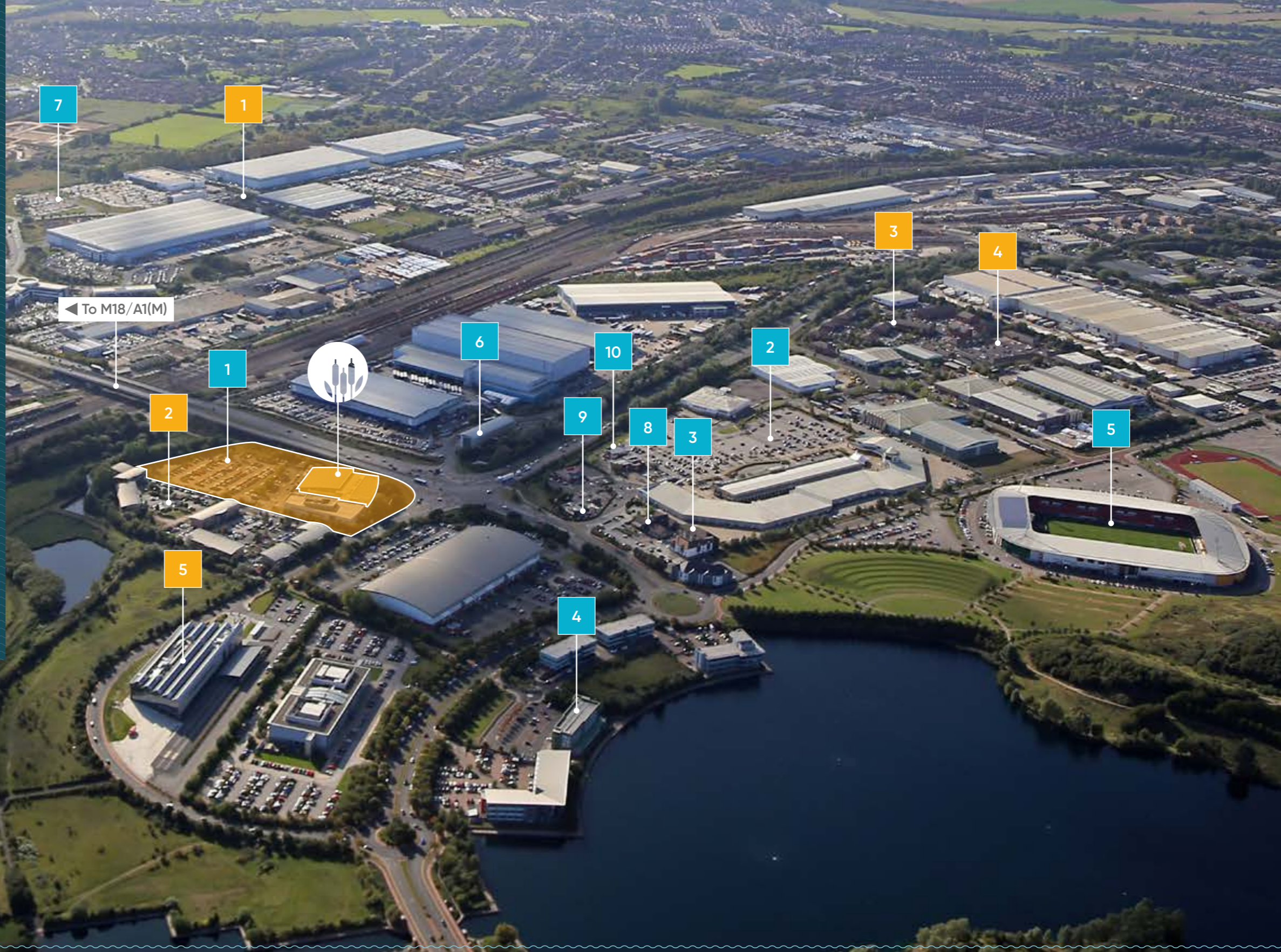
Attractive environment within the
Lakeside area of Doncaster



Walking distance of Lakeside Retail Park



Good access to Doncaster Town
Centre and also Doncaster Sheffield
International Airport



THE AREA

This area has seen significant investment over the last 20 years, including notable office developments at Catesby Park, Carolina Court, Sidings Court and Richmond Office Park to name but a few.

Further, the building is in close vicinity to the newly opened National College for High Speed Rail.

Nearby facilities include the Lakeside Outlet Village, Keepmoat Stadium and numerous bars, restaurants and hotels including Premier Inn & Doncaster International Hotel.

Office occupiers close by include One Call Insurance, Bridon, Thales, Keepmoat Group to name but a few.

LOCAL OCCUPIERS

- 1 Catesby Park
- 2 Carolina Court
- 3 Sidings Court
- 4 Richmond Office Park
- 5 National College for High Speed Rail

AMENITIES

- | | |
|---------------------------------|-----------------|
| 1 On Site Parking | 7 Park and Ride |
| 2 Lakeside Outlet Village | 8 Beefeater |
| 3 Premier Inn Hotel | 9 McDonalds |
| 4 Travelodge Lakeside | 10 Pizza Hut |
| 5 Keepmoat Stadium | |
| 6 Doncaster International Hotel | |



LAKESIDE DONCASTER

VIEWING & FURTHER INFORMATION

Contact sole agents:

PETER WHITELEY

Knight Frank

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peter.whiteley@knightfrank.com



LOCATION

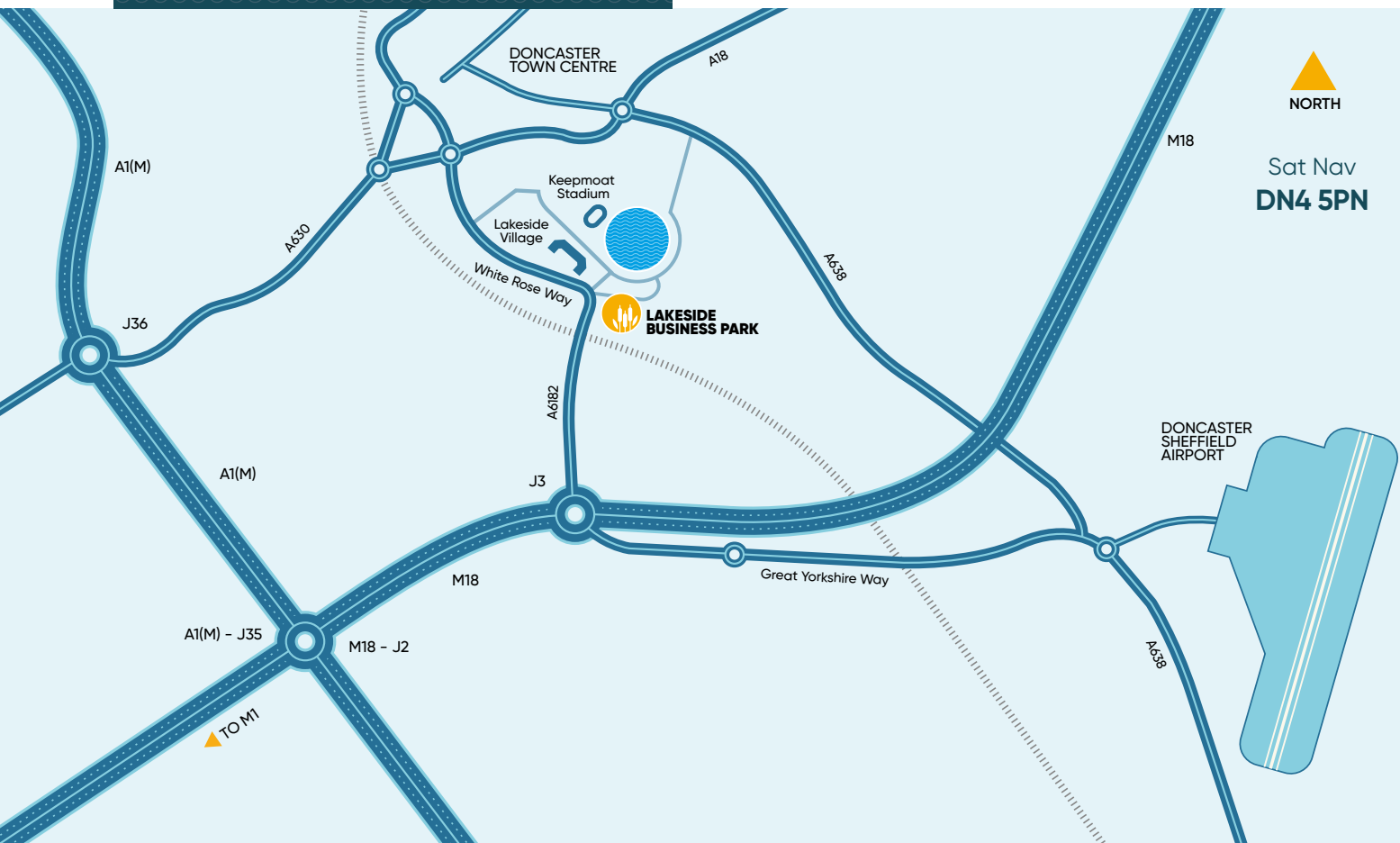
The property is well located within the established Lakeside commercial area of Doncaster, to the South of the Town Centre and close to Junction 3 of the M18. This location also has superb connectivity to both Doncaster rail station with its fast east coast routes and to Doncaster Sheffield Airport, making this an ideal business destination.

LOCATION

M18 Jct 3
A1 (M)
Doncaster Station
Doncaster Sheffield Airport
London Kings Cross

TRAVEL TIMES

1 Min (Drive)
10 Mins Drive
10 Mins (Drive)
14 Mins (Drive)
1 Hr 53 Mins (Train)



Sat Nav
DN4 5PN

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