



Modern Ground Floor Office Size 1,890 sq ft (175.6 sq m)

- Direct access to J3 of the M18
- High quality open plan office
- Excellent nearby staff facilities and transport links
- 5 car parking spaces

Modern Ground Floor Office – To Let

Size 1,890 sq ft (175.6 sq m)

Location

The subject premises are situated on Atlas Business Park, located with rear of the property fronting Balby Carr Bank. The Business Park is located less than 1 mile from J3 M18. The office is less than a 15-minute walk from staff amenities such as Lakeside Shopping Village and the Keepmoat Stadium.

Description

The property comprises a 2 storey office building, situated within a small, private terrace of 8 offices buildings. Internally the property is entered by way of a personnel door leading to a small lobby with disabled WC's, with stairs leading to first floor.

The property benefits from the following:-

- Fully open plan office areas
- Air conditioning
- Full raised access floor
- Kitchen facilities
- DDA Compliant
- Double glazing
- Intruder and Fire alarm
- Gas central heating
- 5 car parking spaces
- Male, female and disabled WC's

Terms

The property is available to let, by way of a new lease on terms to be agreed.

Quoting rent is **£22,000** per annum exclusive.

EPC Rating

Available upon request

Legal Costs

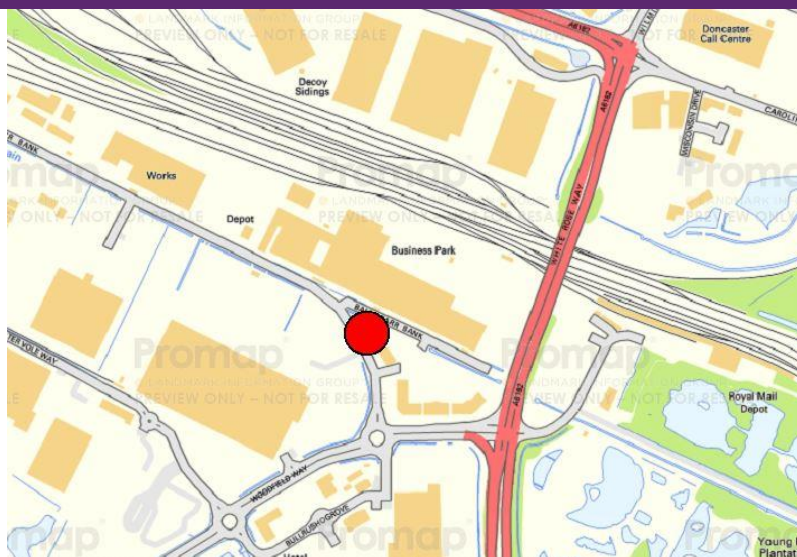
Each party to bear their own legal costs incurred in any transaction.

Rateable Value

The property is currently assessed as a single demise as "Offices and Premises" and has a rateable value of £16,750.

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.



Further Information

All enquiries through CPP, or the joint agent Knight Frank.

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Date of Particulars

May 2017



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