

Offices at Frenchgate Shopping Centre

Church Way, Doncaster, DN1 1HG

2,300 - 6,900 SqFt (213.67 - 641.01 SqM)

- Situated in the Frenchgate Shopping Centre
- Prime Town Centre Location
- Allocated car parking
- Available as a whole or may split

TO LET

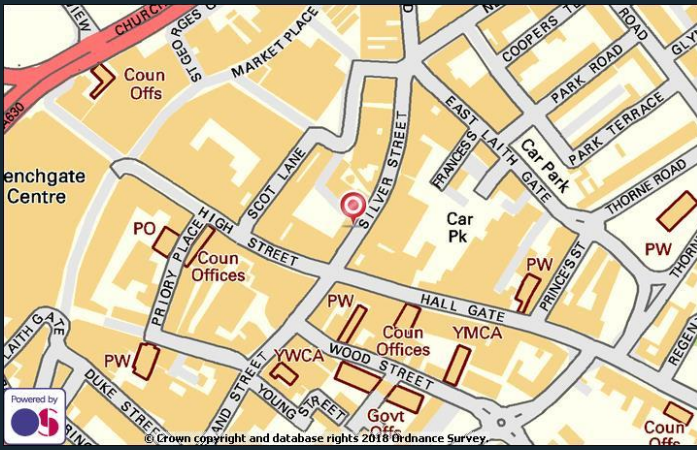


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4 Sidings Court, Doncaster DN4 5NU



LOCATION

The property is located within the Frenchgate Shopping Centre in the heart of Doncaster town centre close to its junction with High Street, Baxter Gate, and St Sepulchre Gate.

The offices benefit from separate access from Church Way, as well as access via the Frenchgate Shopping Centre. Amenities are within short walking distance. Doncaster train station is less than 5 minutes walk away.

DESCRIPTION

The property comprises 6,900 sq ft of office accommodation over three floors, available as a whole or separately, with each floor comprising of 2,300 sq ft. The property also benefits from a kitchen as well as male and female WC facilities.

Internally the property comprises suspended ceilings, CAT 2 inset lighting, solid concrete floors, air conditioning and lift facilities. The property also benefits from separate ground floor access, as well as access via the Frenchgate Shopping Centre.

RENT

£10.00 per SqFt

SERVICES

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

Please contact the letting agents for a copy of the current Energy Performance Certificate.

RATING

The adopted rateable value is not known, please contact the letting agents or Doncaster Metropolitan Borough Council for further information.

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

Ground Floor	2,300 SqFt (213.67 SqM)
First Floor	2,300 SqFt (213.67 SqM)
Second Floor	2,300 SqFt (213.67 SqM)
Total	6,900 SqFt (641.01 SqM)

INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the agents:

Laura Street AssocRICS
 Barnsdales - Chartered Surveyors
 Tel: 01302 308 176
 laura@barnsdales.co.uk

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