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Modern Ground Floor Office – To Let

**Unit 1, Atlas Office Park, First Point, Balby Carr Bank,
Doncaster, DN4 5JT**

To Let (May Sell)

- Comprising a total of 1,890 sq ft (175.6 sq m) at ground floor.
- Ideally located close to Junction 3 of the M18
- Self contained two storey office accommodation
- Modern specification
- On site car parking

0114 2729750

Fountain Precinct, 7th Floor Balm Green, Sheffield, S1 2JA
email: sheffield@knightfrank.com

Location

The premises are located at Atlas Office Park, forming part of Firstpoint Business Park ideally located benefiting from the easy access into Doncaster town centre approximately 2 miles to the west and also to Junction 3 of the M18 less than 1 mile away which provides easy links to the M1, A1 and M180.

The surrounding area is an established commercial location home to occupiers including One Call Insurance, Unipart, Amazon and Hope Construction. There are also amenities close by with a Morrisons Superstore and 24 hour petrol filling station also located at Firstpoint Business Park.

Description

The available accommodation comprises an end terrace unit finished to a modern specification, providing a mixture of open plan and partitioned accommodation having kitchen.

Externally, the accommodation is set within a landscaped environment and has the benefit of 5 on site car parking spaces.

Accommodation

From the measurements taken on site we understand the accommodation provides the following net internal area:-

Description	Sq. Ft	Sq. M
Ground Floor	1,890	175.6

Terms

The accommodation is available to let by of a new lease on terms to be agreed at a quoting rental of £12.00 per sq ft per annum exclusive.

Alternatively, the accommodation may be available on a for sale basis.

Please contact the agents for further information.

Rating

The premises have a rateable value of £16,750

Rates payable for 2017/18 are 47.9p in the £ (which equates to £8,025).

Interested parties are advised to verify this information with the Rating Department of Doncaster Borough Council.

VAT

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

Energy Performance Rating

Please contact the agents for further information.

Legal Costs

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

Viewing & Further Information

Please contact Joint Agents:-

Ben White
Knight Frank LLP
ben.white@knightfrank.com
Tel: 0114 2729750

Rob Darrington
Commercial Property Partners
rob@cpartners.co.uk
Tel: 0114 2738857

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Photograph: April 2017

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