

TO LET

DENISON HOUSE, HEXTHORPE ROAD, DONCASTER



- **300- 23,000 sq ft of Office Accommodation**
- **Adjacent to Doncaster Railway Station**
- **Full Refurbishment Package Available**
- **Competitive Flexible Terms on New Leases**

25 Wellington Street Leeds LS1 4WG / 0113 369 6000 / Fax 0113 369 6200 / sandersonweatherall.com

Chartered Surveyors and Property Consultants Leeds London Newcastle Manchester Teesside

Note: for conditions under which these particulars are issued please see reverse

DESCRIPTION

Denison House provides a mixture of both open plan and cellular accommodation arranged over two floors. The building is connected to Doncaster Railway Station by a footbridge and is situated in an area of mixed uses including industrial and other office users.

There is currently available accommodation on the ground and first floor sections of the building, which can be occupied as a self contained unit, together with an inclusive reception area.

Internally, the accommodation is in need of extensive refurbishment, with the unit having been vacant and unoccupied for the last few years. A full refurbishment package is therefore offered whereby the unit can be upgraded to an incoming tenant's individual specifications and requirements. Further details available upon request.

Other tenants in Denison House include English Welsh & Scottish Railways, The Engineering Link, JBA Consulting Ltd and Railpart.

LOCATION

The property is located to the West of Doncaster Town Centre and adjacent to the East Coast railway line and associated engineering workshops off Hexthorpe Road.

ACCOMMODATION

Description	Approximate Gross Internal Floor Area	
	Sq ft	Sq M
Ground Floor	10,466	972
First Floor	12,700	1180
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Approximate Total GIA	23,146 sq ft	2,152 sq M

A variety of configurations are available and our clients will consider letting all or part of the accommodation. At present, we do not have internal floor plans available.

SERVICES

All mains services will be available following refurbishment of the premises.

TERMS

All or part of the accommodation is available on new leases with flexible terms at competitive rates. Please contact this office for further information.

TRANSACTION COSTS

Each party to be responsible for their own legal costs.

RATES

Denison House is a separately assessed building and so business rates will be payable direct to the Local Authority.

VAT

All figures quoted shall in all cases be deemed to be exclusive of VAT, and VAT will be added where applicable. Similarly, unless stated otherwise, any offer made will be deemed to be exclusive of VAT.

VIEWING

Strictly by prior appointment with this office. Please call James Veirty (0113 369 6137).

SUBJECT TO CONTRACT

Misrepresentation Act 1967:

Sanderson Weatherall for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:-

1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Sanderson Weatherall Limited nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the buildings services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order.

Property Misdescriptions Act 1991:

Every reasonable effort has been made by Sanderson Weatherall Limited to ensure accuracy. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.

Finance Act 1989:

Unless otherwise stated all prices and rents are quoted exclusive of V.A.T.

Sanderson Weatherall Limited

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Registered in England company number 4870380.