



**Unit 2 Buccaneer Drive, Fountain Court, Hayfield Lane,  
Auckley, Doncaster, South Yorkshire, DN9 3QP**  
Offices – 4.71 sq m (1,450 sq ft) approx



## Summary

- High quality modern two storey office unit
- Excellent location fronting Hayfield Lane on a Premier Business Park
- Floor area of 134.7 sq m/1,450 sq ft (GIA) approx.
- 6 dedicated car parking spaces
- No business rates for qualifying occupiers
- Immediate availability

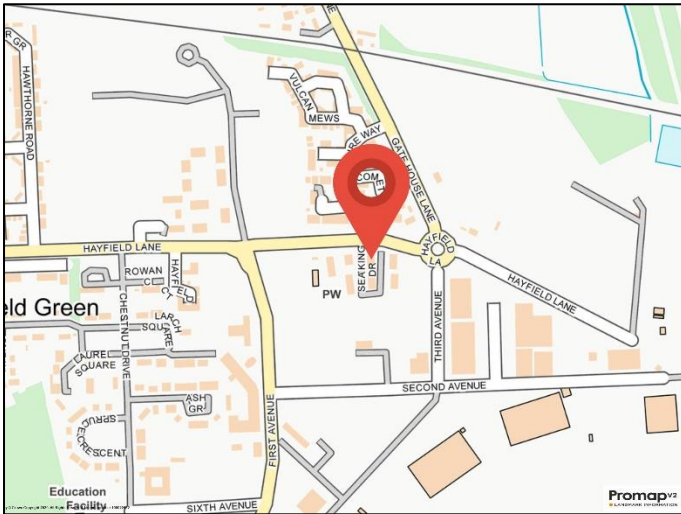
## Location

The property has a frontage to Hayfield Lane on the Fountain Court Business Park, to the perimeter of the Doncaster Sheffield International Airport.

The Business Park is easily accessible from Junction 3 of the M18 via The Great Yorkshire Way (6 miles approx.) and lies approx. 8 miles to the south of the Doncaster town centre.

Fountain Court comprises a 22-unit high quality office development completed in 2016 and is part of a thriving business sector at the airport.

Doncaster has an excellent location within the South Yorkshire conurbation and the town offers easy linkage to the M18/M1/A1(M)/M18 and M62 motorway corridors.



## Description

The property comprises an end terrace, two storey modern unit within a block of four similar style offices.

Elevations are of striking appearance with feature wood gable cladding treatment and full height windows to the front elevation, and include double glazing, perimeter trunking and wall mounted electric radiators throughout.

Internally, the entrance lobby provides access to male and female/disabled WC facilities and ground floor accommodation, which has been partitioned to provide reception area, kitchen facilities, storage room and offices. The first floor has open plan layout and affords multi-functional office space.

The property benefits from 6 dedicated car parking spaces.

## Accommodation

The property has a Gross Internal Floor Area of 134.71 sq m/1,450 sq ft or thereabouts.

## Terms

The property is available by way of a new full repairing and insuring lease for a term of years to be agreed by negotiation.

## Rent

The property is available at an asking rent of **£15,000 per annum**, exclusive of rates and all outgoings, payable quarterly in advance by Bankers Order.

## Repairs and Insurance

The Tenant will be responsible for all repairs and decorations to the demised premises, and for reimbursing the annual insurance premium.

## Service Charge

The Tenant will be responsible paying the property's contribution to the Estate Service Charge for the maintenance of common parts.

## Business Rates

The property is included in the 2017 valuation list at a rateable value of £11,250

As the rateable value is below £12,000, we understand that no business rates will be payable on the property if the offices are occupied as a company's sole premises.

## Services

Mains water, electricity and drainage supplies are connected to the property.

The mention of any appliances and/or services within these lettings/sales particulars does not imply that they are in full and efficient working order.

## VAT

The property is registered for VAT and therefore VAT will be charged on all payments made to the Landlord.

## EPC

A copy of the Certificate and Recommendation Report is available on request.

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## Contacts

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