



Unit 3 Nidd House, Richmond Business Park, Sidings Court, Doncaster, DN4 5NL

Offices To Let 142.16 sq m (1,530 sq ft) approx



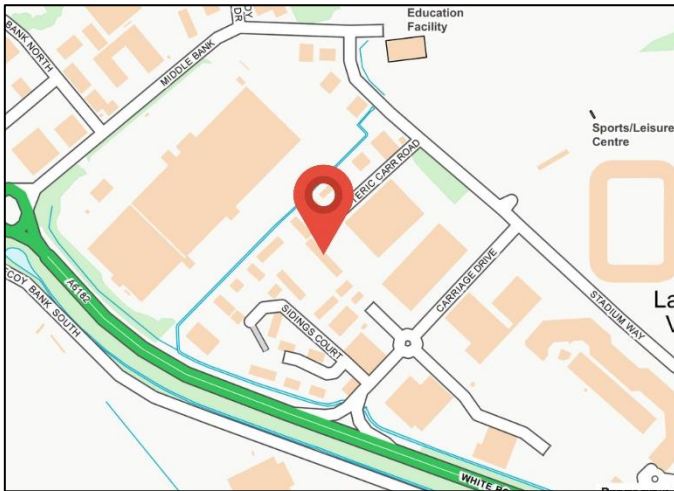
Summary

- Modern ground floor office premises on premier business park
- Net Internal Floor Area of 142.16 sq m (1,530 sq ft) approx.
- 6 dedicated car parking spaces
- Open plan office area with glazed reception entrance
- Gas fired central heating with full radiator network
- Easy access to Doncaster town centre and Junction 3 of the M18

Location

The property comprises well presented modern offices forming part of the Richmond Business Park, which has an excellent location within 2 miles of both Doncaster town centre and Junction 3 of the M18, which opens up the rest of the region's extensive motorway network, linking the A1, M1, M62 and M180.

The development is an integral part of the White Rose Way commercial/business corridor, which also includes the Lakeside Village shopping centre, the Keep Moat Stadium and restaurant/hotel/gym premises.



Description

The property comprises a single storey mid-terrace modern office unit in fully landscaped grounds with 6 dedicated car parking spaces to the immediate frontage.

The building is of brick construction with glazed reception area under a pitched roof with concrete tile coverage. The floor is of solid concrete and the window openings are of powder coated metal frames and sealed double glazing units.

Internally, the space is presented in excellent order and affords open plan office area with ancillary male/female/disabled WC facilities and staff kitchen.

Specification includes suspended ceiling with inset lighting, full carpet tile coverage, perimeter trunking at skirting level and floor boxes providing ancillary power points.

Accommodation

The accommodation has been measured on a Net Internal Floor Area basis and the following figures are provided for guidance purposes only.

	Sq m	Sq ft
Offices with ancillary male/female/disabled WC facilities & staff kitchen	142.16	1,530

Terms

The property is available on a new full repairing and insuring lease with rent review and tenant break option at the end of the Year 3.

Rent

The property is available to rent at **£16,500 per annum**, plus VAT at standard rate.

Business Rates

We understand that the offices are currently included in the 2017 Valuation List at a rateable value of £13,750.

Please note this figure does not constitute the business rates payable.

Services

Mains electricity, gas, water and drainage supplies are connected to the property. Heating is by way of gas fired boiler and full radiator network.

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

EPC

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

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