

Academy House, Sidings Court

Doncaster DN4 5NU

OFFICES - FOR SALE/TO LET

4,560 SqFt (423.62 SqM)

- High quality fit out
- Available whole or part
- Sought after location
- Established office park

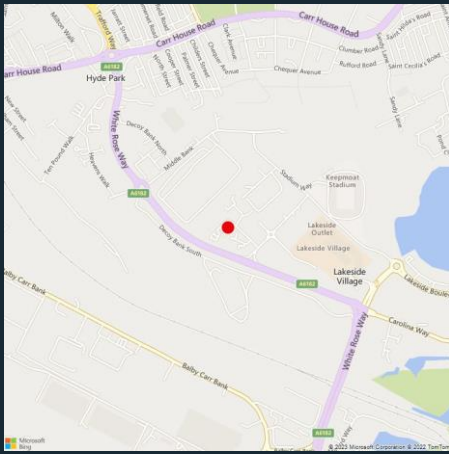


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4 Sidings Court, Doncaster DN4 5NU



LOCATION

Located just off White Rose Way (A 6182) giving easy access to Doncaster City Centre and linking directly to the M(18) Motorway.

DESCRIPTION

High profile detached office building located on an established and popular business park just off White Rose Way (A 6182). The premises comprise of a detached office building of modern brick construction; typical of early 2000's build for this kind of office park scheme. The accommodation is laid out as a series of stud partitioned offices (potential for open plan) across Ground and First Floor levels, together with storage space and w.c. facilities in the common parts. Internally the property is fit to an excellent standard including the following;

- Modern open kitchen and break out area x 2
- Carpet tiled floor coverings throughout
- Various Office/Meeting rooms
- Fully cabled with data cabling
- Suspended ceilings with recessed lighting and conditioning

The property is available to let in whole or part and also available for sale.

PRICE

For Sale £575,000 (Offers Around)
To Rent £27,500 - £55,000

SERVICES

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

ENERGY PERFORMANCE CERTIFICATE (EPC)

TBC

RATING

Current Rateable Value - £39,500.00

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 - 213.25sqm/ 2,295sqft
First Floor - 210.4sqm/2,265sqft

Ground Floor	2,295 SqFt (213.25 SqM)
First Floor	2,265 SqFt (210.4 SqM)
Total	4,560 SqFt (423.62 SqM)

INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the agents:

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