



Units 1A 1B & 1C, Off East Laith Gate, Doncaster DN1 1JB

**TO LET/
FOR SALE**

Modern Offices

1,026 - 4,481 Sq Ft
(95 - 416 Sq M)

Units 1A 1B & 1C, Off East Laith Gate, Doncaster DN1 1JB

DESCRIPTION

Modern open-plan office accommodation split into three suites:

Unit 1A - Two floors

Unit 1B - Ground floor

Unit 1C - First floor with rear access over two levels

Each unit is independently serviced and benefits from air conditioning. The layout is flexible and suites can be taken individually or combined. Floor areas range from 95.4 sq m (1,026 sq ft) to 416.5 sq m (4,481 sq ft), with further space available within the wider development. On-site parking is available at an additional cost. Services/equipment have not been tested.

- ✓ Popular area in Doncaster city centre
- ✓ On site parking available at additional cost
- ✓ Public car parking is available nearby
- ✓ Floor areas range from 1,026 sq ft - 4,481 sq ft

LOCATION

The property is situated on the fringe of Doncaster city centre in a popular area with a full range of amenities close by. Public car parking is available nearby, and the development itself benefits from good accessibility.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Unit 1A	3,455	321
Unit 1B	1,026	95
Total	4,481	416

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in any transaction.

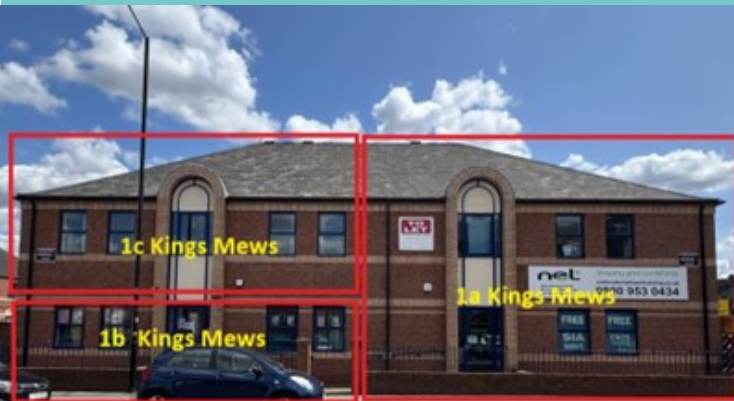
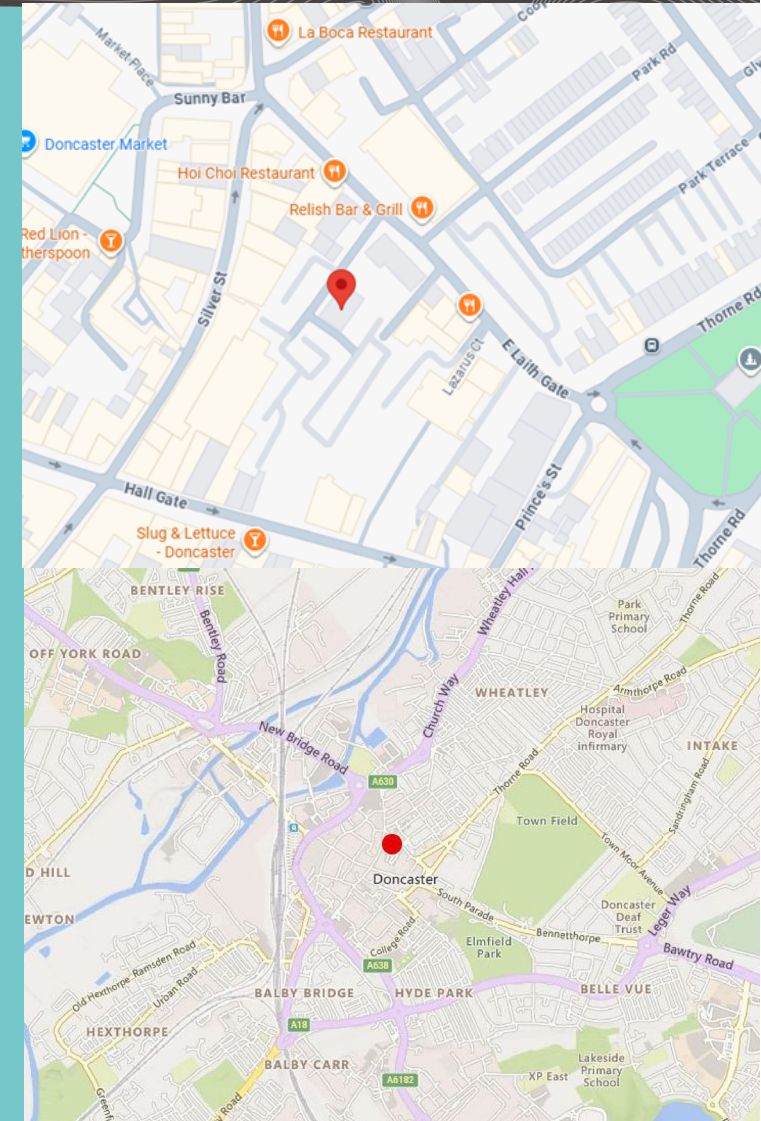
BUSINESS RATES

Unit 1A - £15,000;

Ground Floor Unit 1B - £10,000

First Floor Unit 1B (also known as Unit 1C) - £10,000

EPC The property has an EPC asset rating of 95, placing it in Band D. A copy of the certificate and recommendations report is available on request.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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