



35 Market Place
Doncaster, DN1 1NE

TO LET - 35 Market Place, Doncaster, DN1 1NE



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Well located town centre offices with lift access.

- Undergoing a scheme of refurbishment
- Opportunity to occupy newly decorate premises in a central location
- Lift access to first floor
- Town centre location
- Potential to split (1,126 - 5,415 sq.ft.)
- Courtyard seating area
- May suit D1/D2 uses
- Available from £10 per sq.ft.



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Approximate Travel Distances



Locations

- Rotherham (14 Miles)
- Sheffield (23 Miles)

Sat Nav Post Code

- DN1 1NE



Location

The property is located upon Market Place, a prime retailing position within the town and is in close proximity Baxtergate and experiences excellent levels of footfall. The property lies adjacent to William Hill and nearby retailers include Halifax, Boots, Paddy Power and the Crusty Cob Shop. The Train Station is within walking distance.

Doncaster is the second largest town in the UK with a population of over 300,000 people and offers a strategic location at the heart of the UK. Doncaster is situated on the east coast mainline with more than 60 trains running through every day and benefits from excellent road links via the M1, A1 and M18. Doncaster also boasts an international airport flying to over 40 destinations.

Description

The property provides modern first and second floor office space which could be provided as a whole or split. It is currently undergoing a scheme of redecoration and will provide opportunity to occupy a newly decorated office premise in the town centre. The property provides lift access to the first floor and benefits from a courtyard seating area, air conditioning and heating system with a range of open plan office areas and meeting rooms.

Accommodation

Floor	Description	Sq M	Sq Ft
First	Office	280.74	3022
Second	Office	22.32	2393

Suites available from 1126 sq.ft.

Guide Rental

From £10 per sq.ft.

Incentives may be available, subject to status.

Tenure

The property is offered as a new lease on full repairing and insuring lease terms. It is envisaged that any new lease will be for a minimum term of five years.

Business Rates

First Floor Rateable Value £13,250
Second Floor Rateable Value £13,500

Services

We understand that mains water, electricity and drainage are connected to the property. We must stress that none of these services have been checked or tested.

EPC

Energy Performance Rating TBC.

VAT

VAT is payable.

Viewings

Strictly by prior arrangement with the agent.



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