

TO LET

Modern town-centre offices with parking.

From 722 ft² – 2,303 ft²
(67.08 m² – 213.96 m²)

**UNIT 2
PORTLAND PLACE
DONCASTER
DN1 3DF**



Messrs. Burgess Commercial for themselves and for vendors and lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessee's, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenant's should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs. Burgess Commercial has the authority to make or give any representation or warranty in relation to this property.

LOCATION

The subject property is centrally located fronting Trafford Way (A630) close to Doncaster Town Centre, the Rail Station and Frenchgate Shopping Centre. Pedestrian access to Portland Place is available directly off Telford Way via a security gate whilst vehicular access to the secure car park is available at the rear of the property off Portland Place.

BRIEF DESCRIPTION

The available suites are situated within the gated office development of Portland Place. Portland Place is an attractive office development which consists of 7 mews style office buildings.

The available suites benefit from good amounts of natural daylight and provide a pleasant working environment as well as providing the following specification:-

- Secure on site car parking
- Suspended ceilings
- Kitchenette
- Gas-fired central heating
- Male/female W.C's

ACCOMMODATION

Approximate net internal floor area:

	ft ²	m ²	Parking spaces
Ground Floor	723	67.17	1
First Floor	722	67.08	1
Second Floor	858	79.71	2
Total	2,303	213.96	4

FIXTURES & FITTINGS

The fixtures and fittings mentioned in this brochure will remain available for the benefit of the incoming occupier; neither the Agent nor their Clients can offer any form of warranty as to their working order, or suitability for any particular purpose.

SERVICES

Mains electricity, gas, water and drainage are understood to be supplied and connected. None of the services have however been tested. We would recommend all interested parties to satisfy themselves as to the suitability and capacity of all services prior to entering into any legal and financial commitment.

PLANNING

We would recommend any seriously interested parties to make all enquiries with the planning department of the Local Borough Council regarding any alternative uses.

RATING ASSESSMENT

We have consulted with the Valuation Office Agency and understand the suites have a rateable value as shown below and are listed as Offices & Premises. Please note this figure does not constitute the business rates payable.

It is possible small business rates relief may be available and interested parties should contact the Business Rates Department at Doncaster Borough Council on 01302 734454 for further details and confirmation.

	Rateable value
Ground Floor	£6,000
First Floor	£6,700
Second Floor	£5,400

TERMS

Each unit is available on a floor by floor basis if required, at the following rentals:

	Monthly Rental
Ground Floor	£482.00
First Floor	£481.00
Second Floor	£572.00

SERVICE CHARGE

A service charge is levied at Portland Place. Further details are available on application.

VAT

Prices quoted are exclusive of VAT but may be subject to VAT.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC relating to a specific unit is available on request.

VIEWING & FURTHER DETAILS

Viewing and further information is available by contacting the Sole Agents, Burgess Commercial (Neil Keally) on 01709 721706.

DISCLAIMER

Nothing in this brochure may be taken as offering any warranty as to the existence, suitability, adequacy or serviceability of any mains or other service, central heating installation, fixture or fitting, plumbing or wiring installation, security system, remedial or treatment work. Measurements are taken by a Disto laser measuring device. We would suggest that purchasers or Tenant's satisfy themselves as to their accuracy prior to purchase or entering into a Lease.