

# Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



## OPEN PLAN 1<sup>ST</sup> FLOOR OFFICES

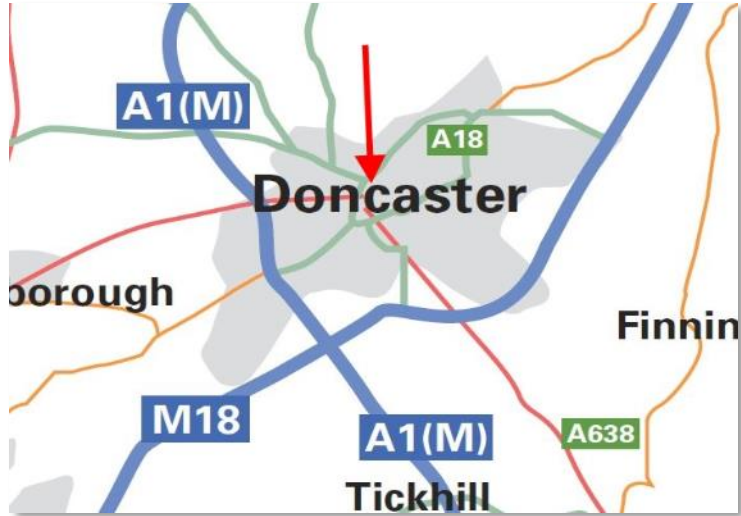
Denaby Point, Denaby Lane Industrial Estate, Doncaster – DN12 4LH

- First floor offices 750 sq. ft., to 3,000 sq. ft., available as a whole or in part.
- Established industrial estate
- Easy access to the M18 Motorway and Robin Hood Airport
- Good supply of public car parking

**TO LET**

**LOCATION**

The property is situated on Denaby Lane Industrial Estate, approximately four miles west of Junction 37 of the A1 (M) Motorway. The Dearne Valley Link Road also provides access into Manvers and onwards to Junction 36 of the M1 Motorway.



**DESCRIPTION**

Open plan self contained office space available as a whole or in part. The accommodation is accessed via a ground floor reception area from which there are stairs and a passenger lift to the first floor.

The property benefits from extensive on site parking.

**ACCOMMODATION**

| Description | Area (sq.m.)        | Area (sq.ft.)    |
|-------------|---------------------|------------------|
| First Floor | From 69.68 – 278.73 | From 750 – 3,000 |

**BUSINESS RATES**

The amount payable is calculated using the appropriate UBR and applying any reliefs. For further info please visit [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates)

**TERMS/RENT**

The property is available at a rent of at £5.00 per sq ft per annum exclusive for a term to be agreed.

**VAT & COSTS**

VAT is applicable at the prevailing rate.

The ingoing tenant is to be responsible for the landlords reasonable legal costs.

**MONEY LAUNDERING**

In accordance with Anti-Money Laundering Regulations the source of funding and identification will need to be provided by the successful purchaser/tenant. We will undertake a search with a Credit Reference Agency for the purposes of verifying the identity provided. For further information please contact the agents.

**ENERGY PERFORMANCE**

**Energy Performance Certificate**  
Non-Domestic Building

Unit 3a-3b Andville  
Coalpit Road  
Denaby Main Industrial Estate, Denaby Main  
Doncaster  
DN12 4LH

Certificate Reference Number:  
0280-0831-7660-7998-9006

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website [www.communities.gov.uk/epbd](http://www.communities.gov.uk/epbd).

**Energy Performance Asset Rating**

More energy efficient

A+ 0-25  
A 0-25  
B 26-50  
C 51-75  
D 76-100  
E 101-125  
F 126-150  
G Over 150

Less energy efficient

53 This is how energy efficient the building is.

**VIEWING ARRANGEMENTS**

For further information or to arrange a viewing please contact the sole agents – Mark Jenkinson and son.

**Mark Jenkinson Surveyor**

Surveyor acting: Nick Wilson MRICS  
Tel: 0114 276 0151  
Email: [philip@markjenkinson.co.uk](mailto:philip@markjenkinson.co.uk)

**Disclaimer – November 2018**

These particulars are believed to be correct, however their accuracy is not guaranteed and they do not form any part of any contract.

**SHEFFIELD 0114 276 0151**

8 Norfolk Row, Sheffield S1 2PA

[www.markjenkinson.co.uk](http://www.markjenkinson.co.uk)

**CHESTERFIELD 01246 267 565**

Dunston Innovation Centre, Chesterfield S41 8NG



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