

FOR SALE

OFFICE REFURBISHMENT OPPORTUNITY

WHITE ROSE HOUSE | HEAVENS WALK | DONCASTER DN4 5DJ



- Part refurbishment opportunity
- Well located between Junction 3 of the M18 and Doncaster Town Centre
- Situated within the well established Ten Pound Walk business zone
- Approx 17,451 sq ft (1,621.25 sq m) net internal area
- Approx 19,983 sq ft (1,865.48 sq m) gross internal area
- For sale with vacant possession
- Unconditional offers invited

LOCATION

DESCRIPTION

ACCOMMODATION

FURTHER INFORMATION

LOCATION

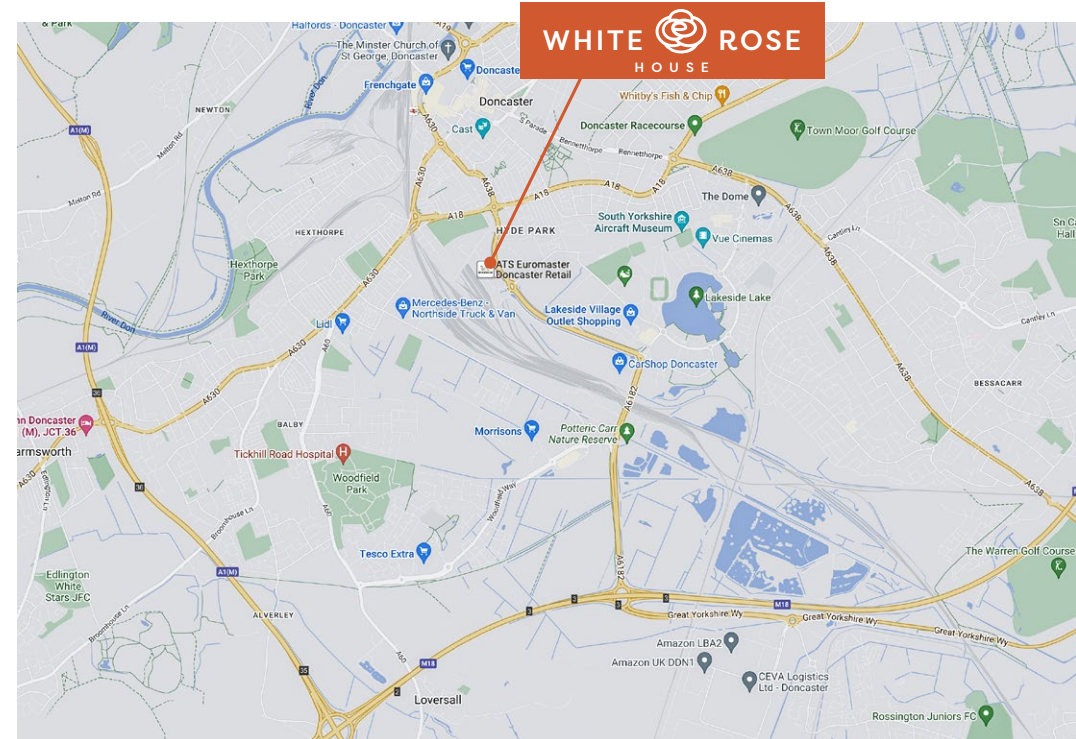
White Rose House is situated on Heavens Walk within the well established Ten Pound Walk business zone, forming part of the White Rose Way commercial corridor between Junction 3 of the M18 and Doncaster town centre. Doncaster town centre is located some 1 mile to the north and Junction 3 of the M18 is approximately 2 miles south.



TRAVEL TIMES



DONCASTER RAILWAY STATION	7 MINS DRIVE (20 MIN WALK)
DONCASTER BUS INTERCHANGE	8 MINS DRIVE (23 MIN WALK)
MOTORWAY (J3 OF THE M18)	5 MINS DRIVE
LEEDS	1 HOUR DRIVE (50 MIN TRAIN)
SHEFFIELD	30 MINS DRIVE (50 MIN TRAIN)



LOCATION

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ACCOMMODATION

FURTHER INFORMATION

DESCRIPTION

White Rose House comprises a modern two storey, detached office building with 52 dedicated car parking spaces. The ground floor has recently undergone a high-level refurbishment and now provides a modern, open plan floorplate. The first floor is in a more dated condition, with a cellular office configuration throughout.

GROUND FLOOR

- Open plan floorplate
- LED lighting throughout
- Perimeter trunking
- Gas powered central heating
- Carpeted throughout
- 8 person lift
- Male/Female/Disabled WC's
- Modern fitted staff kitchen
- Suspended ceilings

FIRST FLOOR

- Cellular offices
- Fluorescent tube lighting
- Male/Female WC's
- Staff room
- 2 x kitchenettes
- Perimeter trunking
- Air conditioning to parts
- Suspended ceilings



ACCOMMODATION

	NIA (Sq Ft)	NIA (Sq M)	GIA (Sq Ft)	GIA (Sq M)
Ground Floor	8,382	778.76	9,981	927.25
First Floor	9,068	842.48	10,002	929.20
Total Area	17,451	1,621.25	19,983	1,865.48

LOCATION DESCRIPTION ACCOMMODATION FURTHER INFORMATION

EPC

White Rose House has an EPC rating of B-47.

RATING

White Rose House has a rating assessment of £127,000 (2023 List)

VIEWING & FURTHER INFORMATION

VAT may be payable on the sale price and all offers are deemed to be exclusive of VAT.

TERMS OF DISPOSAL

Long Leasehold sale under title SYK328132 with a term of 125 years held from 4 December 1992 at a peppercorn rent without review.

Offers are invited for the property on an unconditional basis. Offers have a closing deadline of noon on Friday 19th January 2024.

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