



OFFICE SPACE TO LET



**65 BALBY ROAD, DONCASTER
DN4 0RE**

Furnished offices in a well-connected
Doncaster location

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INTRODUCTION

Professional space

65 Balby Road is a well-presented office building on one of Doncaster's key arterial routes, offering three self-contained offices across the ground and first floors.

Each office comes furnished and ready to occupy, with shared kitchen and WC facilities and a secure telecom-controlled entrance. Utilities are covered by one fixed monthly charge, so there are no meter readings or surprise bills. A straightforward, professional environment that lets you focus on your business from day one.

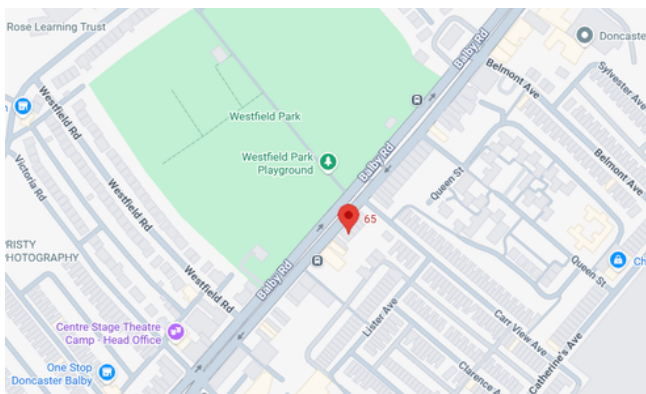
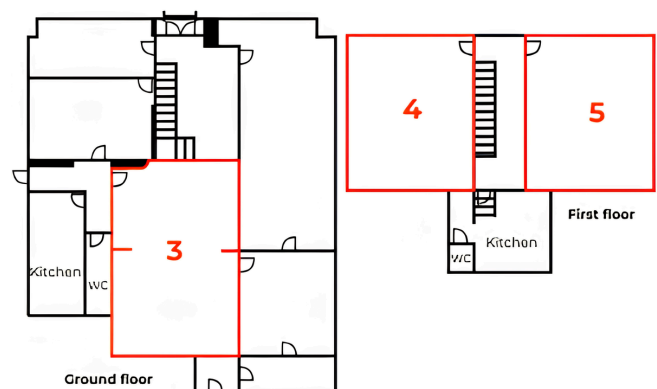
Transport

By road - Just 1.5 miles from Junction 36 of the A1(M), with easy access to Doncaster city centre and the wider region.

By rail - Doncaster railway station is within easy reach, providing regular direct services to London, Leeds, Sheffield, and beyond.

By bus - Several bus stops are within a short walk of the property, with good links into Doncaster city centre and the surrounding area.

Limited allocated on-site parking is available at £30 per month, subject to availability. On-street parking is also available on neighbouring roads.



OFFICE 3

Ground floor office

Office 3 is the largest office in the building, a generous 216 sq ft open-plan space on the ground floor. Fully furnished and ready to move into, it's well suited to a small team or a business that values a bit more room to spread out.

The office has solid brick walls, good natural light, and direct access to the shared kitchen and WC facilities via the adjoining corridor. It's accessed via the telecom-controlled entrance, with additional rear access giving you the choice of two entrances.

Size: 216 sq ft approx

Floor: Ground floor

At a glance:

- Fully furnished
- Fixed monthly utilities charge
- Shared kitchen and WC
- Telecom-controlled building entrance
- Choice of two entrances
- EPC Band E

Monthly costs:

Rent: £325 pcm (£3,900 pa)

Utilities: £40 pcm (fixed)

Service charge: £60 pcm



OFFICE 4

First floor office

A well-proportioned first-floor office with a clean, neutral finish. Office 4 sits beneath a pitched tiled roof and benefits from natural light through a front-facing window. Part furnished, with access to the shared kitchen and WC facilities on the same floor.

A practical, cost-effective base for a sole trader, consultant or small team looking for a professional address in a great Doncaster location.

Size: 184 sq ft approx

Floor: First floor

At a glance:

- Part furnished
- Fixed monthly utilities charge
- Shared kitchen and WC on the same floor
- Telecom-controlled building entrance
- EPC Band E

Monthly costs:

Rent: £310 pcm (£3,720 pa)

Utilities: £40 pcm (fixed)

Service charge: £50 pcm



OFFICE 5

First floor office

Directly alongside Office 4, Office 5 offers the same solid, practical setup: a 182 sq ft first-floor room with natural light, a clean finish and shared access to the kitchen and WC. Part furnished and available now.

Ideal for anyone wanting a calm, private workspace without the cost of a larger office.

Size: 182 sq ft approx

Floor: First floor

At a glance:

- Part furnished
- Fixed monthly utilities charge
- Shared kitchen and WC on the same floor
- Telecom-controlled building entrance
- EPC Band E

Monthly costs:

Rent: £310 pcm (£3,720 pa)

Utilities: £40 pcm (fixed)

Service charge: £50 pcm



TERMS & KEY INFORMATION

Lease

Offices are available on new internal repairing and insuring (IRI) leases, contracted out of the Landlord and Tenant Act 1954. Terms by negotiation.

Rent terms

One month's rent payable in advance, then monthly by standing order.

Deposit

A deposit of two months' rent is normally required, subject to referencing.

Utilities

Each office pays a fixed utilities charge of £40 per month. This is subject to fair use and reviewed annually.

Service charge

The service charge covers the upkeep of the shared areas of 65 Balby Road. The monthly figure for each office is shown on its page and is reviewed annually.

Parking

Limited allocated on-site parking is available at £30 per month, subject to availability. On-street parking is also available on neighbouring roads.

TERMS & KEY INFORMATION

Business rates

Business rates are currently paid by the landlord for the building as a whole. If the property is separated for business rates purposes in the future, individual offices may be assessed separately, and the occupier may then become responsible for their own business rates. Depending on the rateable value and the occupier's circumstances, Small Business Rates Relief (SBRR) may be available.

Arrange a Viewing

Speak with our team

All three offices are available to view at a time that suits you. EvoStar Property manages this building directly, so from your first enquiry through to agreeing terms, you will be dealing with a local, responsive team throughout.

If you have any questions regarding lease terms, availability, or unit specifications prior to a viewing, please do not hesitate to get in touch.

To arrange a viewing or request further information, contact us using the details below.

Contact Us

- **Phone: 01909 251025**
- **Email: hello@evostarproperty.co.uk**



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