

# The Mere

Lakeside Boulevard



TO LET

DONCASTER  
DN4 5PL

SELF-CONTAINED  
HEADQUARTER OFFICES

10,952 – 79,888 sq ft  
(1,017 – 7,423 sq m)

# The Mere

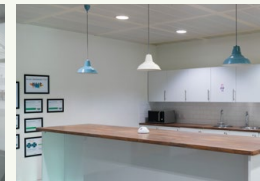
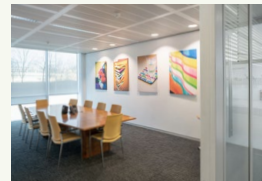
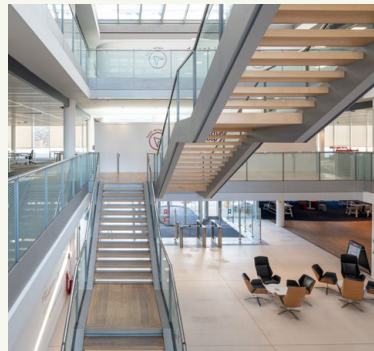
## Lakeside Boulevard

The Mere comprises a 3 storey contemporary self-contained office building with generous on-site car parking provision. Internally the property has been designed to a high standard and comprises excellent quality, modern office accommodation with the benefit of fit out.

A range of accommodation is available from open plan to fully fitted suites. As such, an opportunity arises for company headquarter premises or division of the building into self-contained office areas either side of the central core with suite sizes from 10,952 sq ft / 1,017 sq m approximately.

## Specification

- RAISED ACCESS FLOORS
- SUSPENDED CEILINGS
- PASSENGER LIFTS
- AIR CONDITIONING
- FULL HEIGHT GLAZING
- WC'S AND KITCHEN FACILITIES ON EACH FLOOR
- DEDICATED OFFICE RECEPTION AREA AND FULL HEIGHT ATRIUM



GRADE A  
SPECIFICATION



HIGH QUALITY  
EXISTING  
FIT-OUT



GENEROUS  
ON-SITE  
PARKING



ATTRACTIVE  
LAKESIDE  
POSITION



PRE-BUILT-IN  
CANTEEN



SHOWER  
FACILITIES

## Accommodation

Floor	Sq ft	Sq m
Ground	27,770	2,580
First	26,059	2,421
Second	26,059	2,421
<b>TOTAL</b>	<b>79,888</b>	<b>7,423</b>



## Terms

The accommodation is available to let as a whole or on a split basis on flexible leases for a term to be agreed. Rent on application.

## Floor Plans

Floor plans are available upon request.

## Rates

The incoming tenant will be responsible for the business rates. We advise that interested parties make their own enquiries with the Local Authority.

## Viewing

Viewing is highly recommended and is strictly by appointment through the Letting Agents:



Ian Brooks  
0130 264 0352  
ian.brooks@pph-commercial.co.uk

## EPC

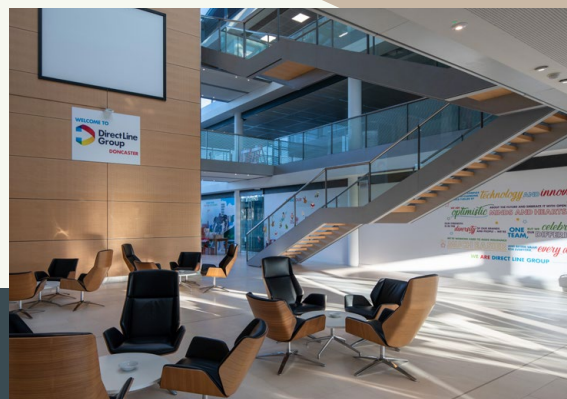
The property has an Energy Performance Certificate Rating B. A full copy of the EPC is available upon request.

## VAT

For the avoidance of doubt VAT is applicable to all costs at the prevailing rate.

## Legal Costs

Each party will be responsible for their own legal costs incurred in connection with this transaction.



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