



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 set on one of Doncaster's key arterial routes, offering three self-contained office units across ground and first floor.

Each unit comes fully furnished and ready to occupy, with shared kitchen and WC facilities and a secure telecoms-controlled entrance. A straightforward, professional environment designed to let occupiers focus on their business from day one.

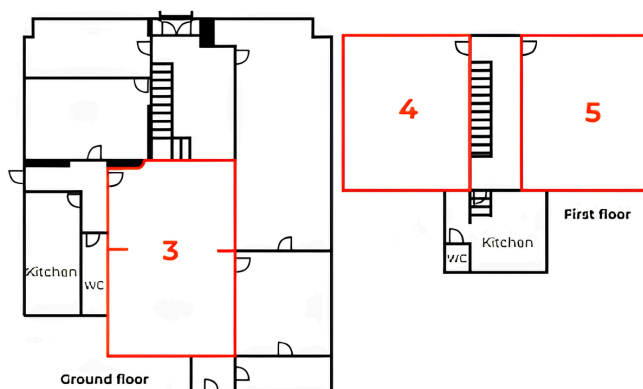
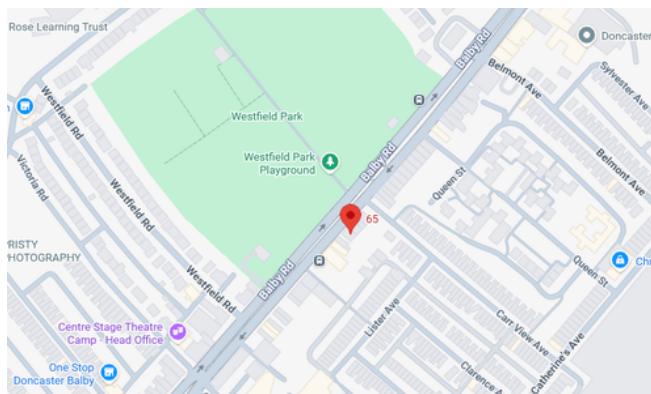
Transport

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.

On-site allocated parking is available and forms part of the lease negotiation. Speak to us at enquiry stage to discuss availability. On-street parking is also readily available on neighbouring roads.



OFFICE 3

Ground floor office

Office 3 is the largest unit in the building - a generous 350 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 unit has solid brick walls, good natural light, and direct access to the shared kitchen and WC facilities via the adjoining corridor. Accessed via a telecom-controlled entrance, with additional rear access and the choice of two entrances.

Size: 215 sq ft approx

Floor: Ground floor

At a glance:

- Fully furnished
- Shared kitchen and WC
- Telecom-controlled building entrance
- On-street parking nearby
- EPC Band E

Rent: £342 pm / £4100 pa

Exclusive of business rates and VAT (if applicable). Rent payable quarterly in advance by standing order.



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

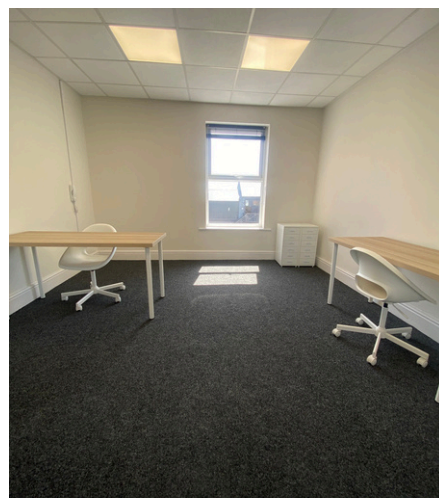
Floor: First floor

At a glance:

- Part furnished
- Shared kitchen and WC
- Telecom-controlled building entrance
- On-street parking nearby
- EPC Band E

Rent: £317 pm / £3800 pa

Exclusive of business rates and VAT (if applicable). Rent payable quarterly in advance by standing order.



OFFICE 5

First floor office

Directly alongside Office 4, Office 5 offers the same solid, practical setup — a 200 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 unit.

Size: 182 sq ft approx

Floor: First floor

At a glance:

- Part furnished
- Shared kitchen and WC
- Telecom-controlled building entrance
- On-street parking nearby
- EPC Band E

Rent: £317 pm / £3800 pa

Exclusive of business rates and VAT (if applicable). Rent payable quarterly in advance by standing order.



TERMS & KEY INFORMATION

Lease

Units are available on a new internal repairing and insuring (IRI) lease. Terms by negotiation.

Rent terms

Rent is payable quarterly in advance by standing order. All rents quoted are exclusive of business rates and VAT (if applicable).

Business rates

Each tenant is responsible for their own business rates. The units are expected to qualify for Small Business Rates Relief - tenants will need to apply for this directly with Doncaster Council.

Service charge

The Tenant(s) will be required to contribute towards the service charge levied by the Landlord in respect of the future repair/ maintenance and upkeep to the common parts of 65 Balby Road, Doncaster.

EPC

EPC Certificate Band D.

Parking

On-site allocated parking is available and forms part of the lease negotiation. Speak to us at enquiry stage to discuss availability. On-street parking is also readily available on neighbouring roads.

Arrange a Viewing

Speak with our team

All three units 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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