

Tailored Terms to Suit Your Needs...

Purchase

- Each building is available to purchase on a 999 year long leasehold.
- Floors can be purchased on a 999 year long leasehold.
- Ideal for owner occupiers.
- Can be placed within company pension schemes or SIPPS (Self Invested Personal Pension Scheme).

Leasehold

- Flexible lease terms available to suit your business needs.

VAT

- VAT will be charged on rent and sale prices.

Price and rental figures available on application.



Location

- Located directly adjacent to the entrance of Robin Hood Airport, one of the UK's newest Airports.
- The site is positioned within close proximity to the M1, M18, M62 and A1 Motorways providing excellent access to the rest of the country.
- Doncaster is within 10 minutes drive providing access to the East Coast Mainline and Midlands Mainline services.
- Robin Hood Airport provides worldwide access to over 33 destinations.

Distances

	Car
Doncaster Centre	10 mins
M18	10 mins
Bawtry	10 mins
A1	15 mins
M62	20 mins
Sheffield	30 mins
Hull	35 mins
Leeds	40 mins

Rail

The East Coast mainline, operating between London and Edinburgh, runs through Doncaster and there is a connecting dedicated bus service to the airport.



is taking off at...

Hayfield Lane Business Park

@ ROBIN HOOD AIRPORT, DONCASTER, SHEFFIELD



Local Amenities

- Robin Hood Airport Terminal building which includes Bar 08, Costa Coffee, V&H Smith, restaurants and conference facilities.
- Hourly shuttle services to Doncaster Centre.
- 100 bed hotel has now been secured adjacent to the terminal building.
- JD Weatherspoons due to complete Spring 2006 within a 5 minute walk of the development.

Security - We Care

State of the art Security is provided by GSS which includes:-

- Remote Monitored CCTV systems 24/7/365, with audio to frighten and inform intruders of their detection on the development.
- An Internal Intruder Alarm System is installed and connected to the security control centre, the sensors are fitted at the occupier's expense to suit the fit out.

This system is BS8418 British Standard accredited company, endorsed by the British Security Standard Association and the SSAIB, and allows:-

- Lone workers can be visually escorted to car etc when leaving the building outside normal office hours, with voice contact via the audio system.
- Zero False Alarms record, means prompt Police response to Business Homes/GSS activations is guaranteed.
- Other elements of the building can be monitored via this system, including fire alarm, temperature control if specific areas where the temperature is critical and any other activity or operation that requires monitoring.
- The internal system can be upgraded to suit the individuals needs.

Other security features include:-

- Toughened Glazing.
- Internal Shutters (at an additional cost).
- Anti-ram posts.
- Automatically controlled entrance barriers.



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IN PARTNERSHIP WITH:

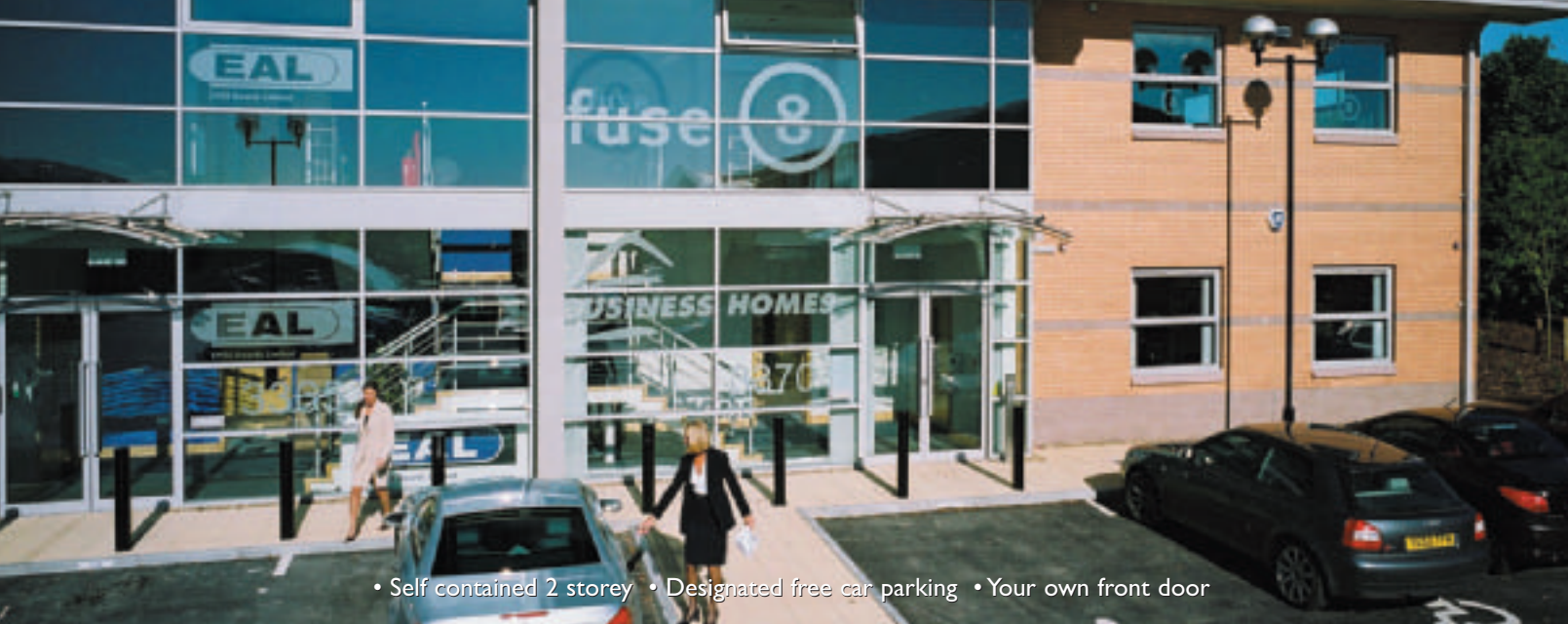


For Sale or To Let Two storey self contained offices

1,324 ft² (123 m²) to 5,189 ft² (482 m²)

www.businesshomes.co.uk

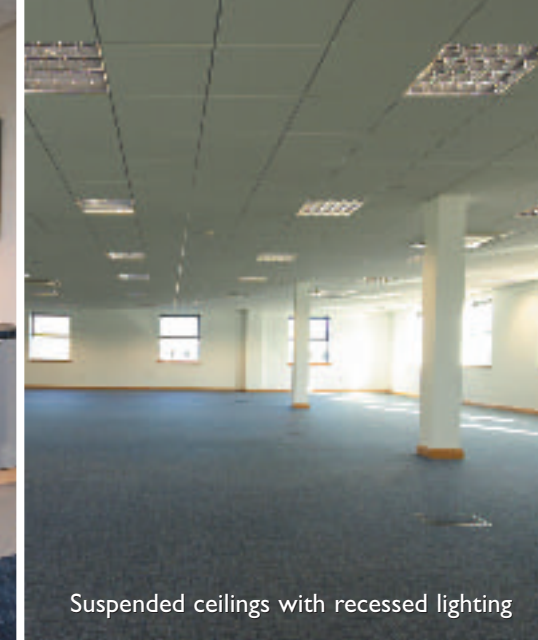
www.businesshomes.co.uk



• Self contained 2 storey • Designated free car parking • Your own front door



Kitchen includes dishwasher, fridge, sink and storage



Suspended ceilings with recessed lighting



Contemporary entrances

Making Work a Pleasure

A Quality Specification for Quality Businesses



• A well managed estate • Low maintenance stylish landscaping • State of the art - CCTV monitoring system



Fully accessed raised floors



Male & female w.c's on each floor



Air conditioning as an optional extra (comfort cooling/conditioning)

Attention to Detail, Inside and Out

Finished to a Market Leading Specification



• Single floors available • Suites from 1,324 ft² - 5,189 ft² • Male & female w.c's on each floor • Kitchen on each floor

All photos are indicative.



Tailor made telecommunications and connectivity to suit



Full "Disability Discrimination Act" compliant with disabled toilet, kitchen, lift and access

Failure to comply with this new legislation, enables those who are disabled to make a complaint to the relevant authority and will end in the prevention of the buildings use, and/or fines. May 1st 2004



Free space planning service available

All photos are indicative.



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