



Type

Modern Open Plan Offices

Address

2a Fraser House
Nether Hall Road
Doncaster, DN1 2PH

Specification



2nd Floor with LIFT



Car Parking available on site



Part Air Conditioned



Central Heating



233 m² (2,512 ft²) with open areas and partitioned offices

Asking Rent

FROM £20,000 p.a.

Nether Hall Road, Doncaster
2nd Floor Offices - Available to Rent

Craven Wildsmith
41 Nether Hall Road,
Doncaster, DN1 2PG

Tel 01302 36 86 86
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Web www.cravenwildsmith.co.uk



CravenWildsmith
Property Professionals

Location

Fraser House fronts Nether Hall Road with vehicular access off Coopers Terrace. The property is within walking distance of all the facilities of the town centre.



Viewing

For viewings & further information contact:

Neal Craven

Office 01302 36 86 86
Mobile 07702 040 660
e-mail neal@cravenwildsmith.co.uk
txt 07702 040 660
Search on line www.cravenwildsmith.co.uk

Description & Accommodation

Built in the mid 1980's the suite comprises

Ground Floor: Entrance with lift, stairs & access to the car park.

Second Floor: Landing with toilets.

The offices have carpets, suspended ceilings with inset lighting to the main, double-glazed windows some with blinds, IT and communications cabling terminating in an air conditioned ITC room.

Suite 2a is partitioned to form a reception area, staffroom/kitchen 6 offices on the perimeter of an open plan office.

Up to **2 parking** spaces are available at £850 per space p.a. Public parking is available nearby.

Description	AREA	
	m2	ft2
Suite 2a	233	2,512

Do you have a requirement for finance? Buying a property or business, setting up a new business or need finance for an existing business Craven Wildsmith can arrange a free consultation with a specialist in commercial finance for business people and entrepreneurs for purchase, expansion, re-finance and partner buyout. **Even if you are not buying or renting from Craven Wildsmith call us to arrange an appointment for financial advice.**

Lease Terms

Rent £20,000 p.a

Terms - A new 3 year lease(s) or longer, in leases of more than 3 years the rent will be reviewed every 3 years to the higher of the initial rent or the market rent. A service charge will cover the cost of heating, insurance, repairs, decorations, maintaining the common parts.

Rental Deposit: - may be required.

Legal Costs: - **The ingoing tenant to be responsible for all legal costs incurred within this transaction.**

Code of leasing practice: - Prospective tenants should be aware of The Code for Leasing Business Premises in England and Wales 2007 a copy of which may be downloaded from www.leasingbusinesspremises.co.uk

Business Rates

The adopted rateable value in the 2010 list is £17,000. This information was obtained from an inspection of the VOA website in July 2014

Note

Neal Craven has an interest in Craven Wildsmith (the agents) and Nether Hall Road Properties Ltd (the owners of the property).

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