



44 High Road, Balby, Doncaster DN4 0PL

**OFFICES
TO LET**



- 1st & 2nd floor offices
- Highly visible main road position
- Flexible Terms
- Limited Parking Available
- Rent includes business rates, water, light and heat and cleaning of communal areas

1st floor room £200 pcm
2nd floor suite £450 pcm
neal@cravenwildsmith.co.uk

41 Nether Hall Road | Doncaster | DN1 2PG

Registered in England No. 07062547

01302 36 86 86
www.cravenwildsmith.co.uk



cravenwildsmith
Residential & Commercial Property Professionals



Location

The offices are located in Windsor House which fronts the A630 - High Road which is one of the main routes linking the town with the A1(m) at the Warmsworth interchange so the property has good access to the town and the Motorway network.

Description & Accommodation

The property comprises a three storey office building occupied by professional companies. The available accommodation

- 1st floor rear room and
- 2nd floor suite of three rooms.

Limited car parking is also available.

NOTE: No services or equipment has been tested.

Viewing

For viewings & further information contact: Craven Wildsmith on: **01302 36 86 86**
E-mail: neal@cravenwildsmith.co.uk

Terms:

The offices are available on an easy-in-easy-out agreement subject to a **minimum of three months**. The tenants are responsible for using the property in a reasonable manner and maintaining the interior. Rents will be payable monthly in advance. The **rent includes business rates, light, central heating, electricity, buildings insurance, maintenance** and use of the shared toilet facilities. Telephone lines available in the individual rooms, the cost of connection, line rental and calls will be the responsibility of the tenant. **A rental deposit may be required.**

Legal Costs:

The ingoing tenant to be responsible for all legal costs incurred within this transaction

Offer Procedure:

To make an offer on this property, simply contact our office and supply us with the relevant details. In order to advise our clients we will need to establish your ability to proceed which may include financial qualification by an Independent Referencing Company.

Money Laundering:

Anti-Money Laundering (AML) regulations require Craven Wildsmith to identify parties to a transaction. prospective tenants will need to provide proof of ID.

Code of leasing practice:

You should be aware of The Code for Leasing Business Premises in England and Wales 2007. The code recommends you seek professional advice prior to committing to take a commercial property. The code can be downloaded from

www.leasingbusinesspremises.co.uk

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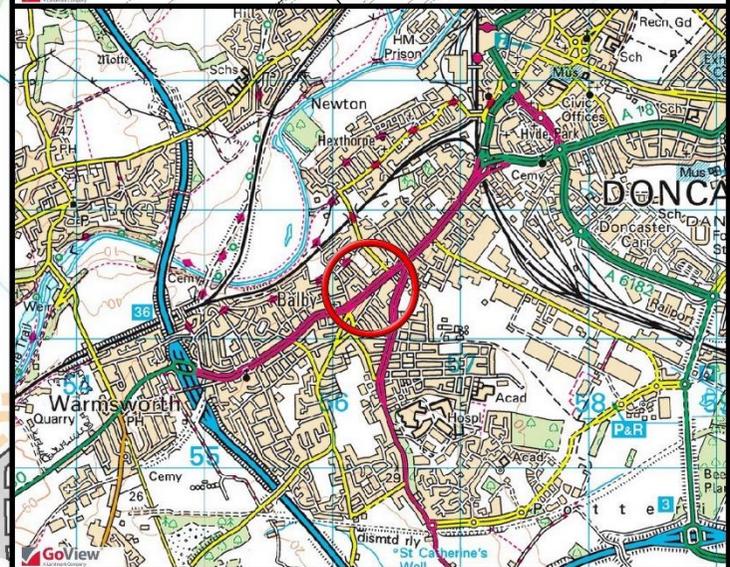
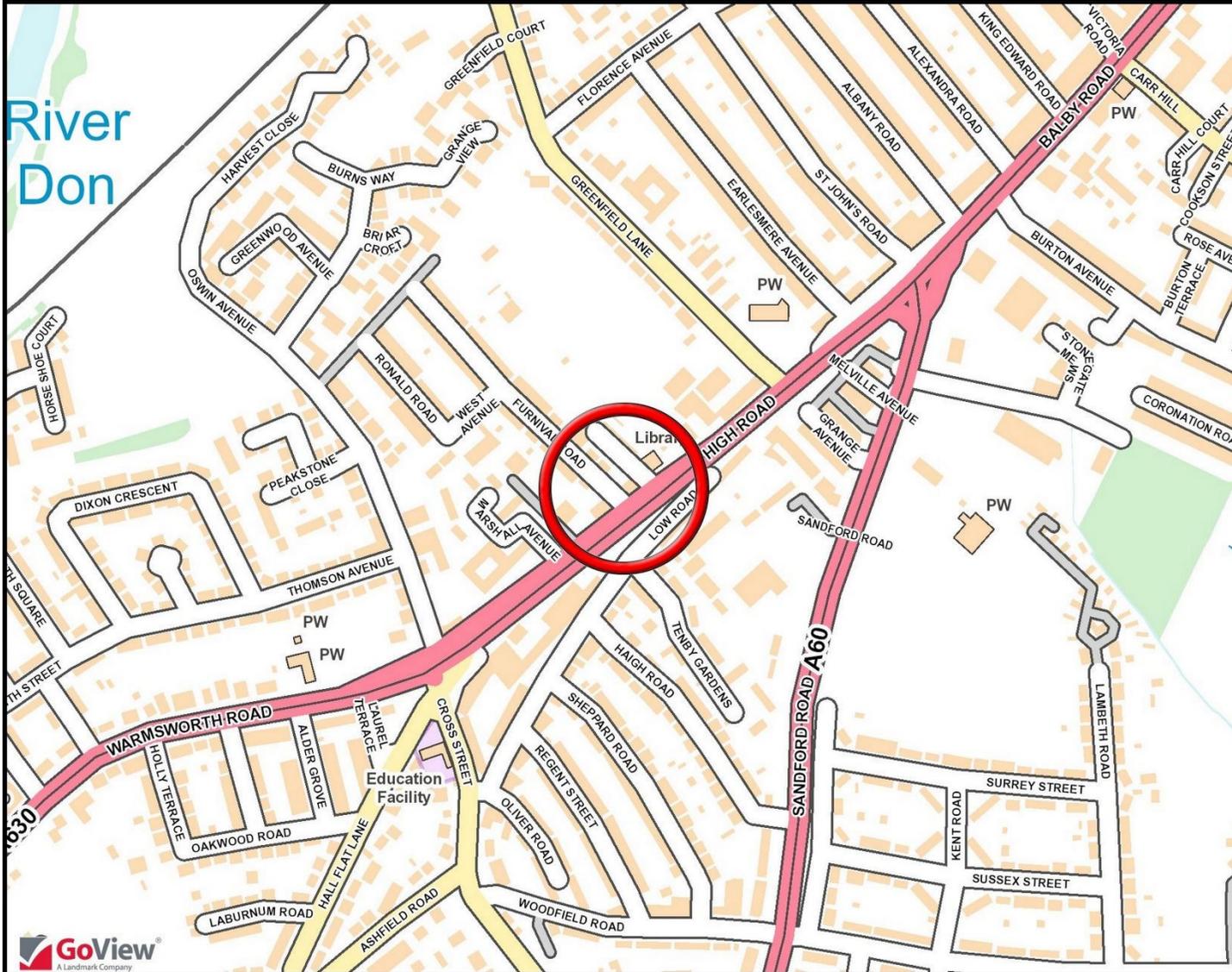
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Regulated by RICS

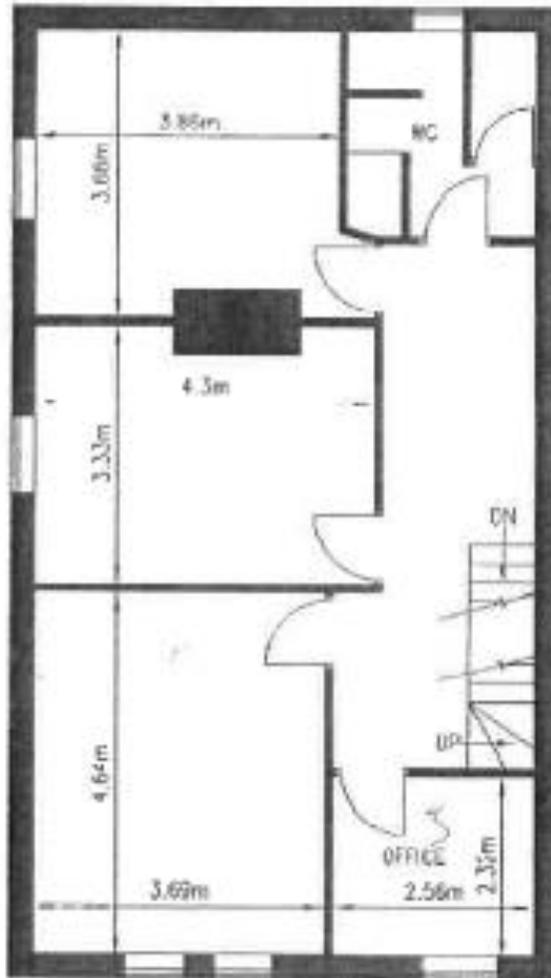


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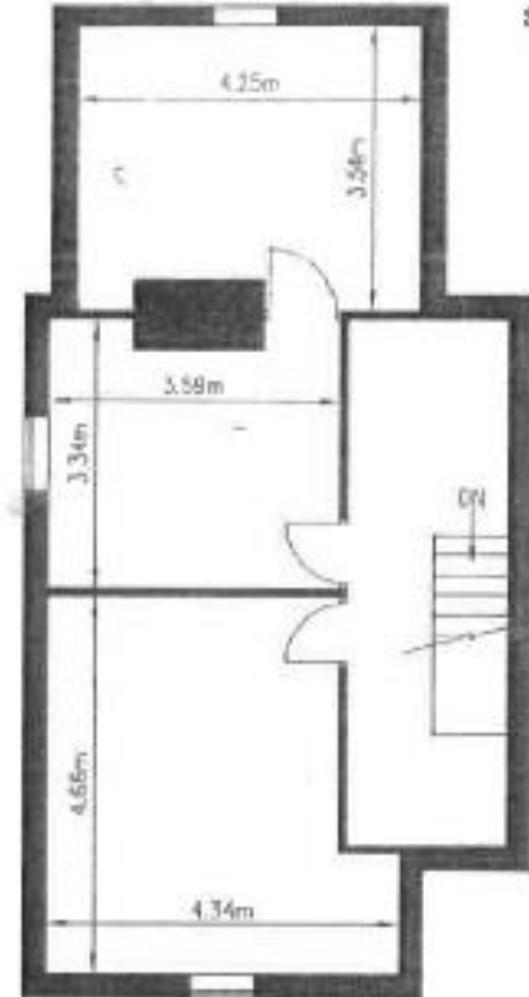
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FIRST FLOOR



SECOND FLOOR



HOW WE CAN HELP YOU.

Craven Wildsmith advise both Landlords and tenants. We can do everything from finding a property to selling it and everything between. Are you **looking for a property** to occupy or as an investment, we have a **property finding service** for residential and commercial properties for both occupation and investment.

Once you have found the property you need to determine if it is the right one. We offer pre purchase or pre tenancy advice including **surveys, valuations and reports on condition**. **Tenants need to take advice before signing a lease; it can save £100,000s' at the end of the lease.**

Do you have a property or portfolio to MANAGE? Craven Wildsmith specialise in the letting and management of all types of RESIDENTIAL & COMMERCIAL property. During the term of the lease many types of issues arise including rent reviews, landlord and tenant disputes, dis-repair, rent payment difficulties etc. At the end of a lease we can help with renewal of the lease to the existing tenant or vacation of the property including dealing with any dilapidation (disrepair) or other outstanding issues. We can then **SELL OR LET the property as Craven Wildsmith** – we specialise in the sale and letting of most types of commercial property.

Even if you are not buying or renting from Craven Wildsmith call us on 01302 36 86 86 to discuss how we can help you.

Disclaimer –Craven Wildsmith, any joint agents and their clients give notice that:

1. The information contained in these particulars is made without the responsibility and do not constitute the whole or any part of an offer or contract.
2. Any description, image, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission or approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title deeds or any other information set out in these particulars or otherwise provided shall not be relied on as statement or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
3. No employee of Craven Wildsmith has any authority to make or give any representation or warranty rising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospect purchase or letting including in respect of any resale potential or value at all.
4. Price or rent maybe subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
5. Except in respect of death or personal injury caused by the negligence of Craven Wildsmith or its employees or agents, Craven Wildsmith will not be liability, whether in negligence or otherwise howsoever for any loss from the use of these particulars or any information provided in respect of the property safe to the extent that any statement or information has been made or given fraudulently by Craven Wildsmith.
6. In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists impression or architects drawings or specification or scope of works or amenities, infrastructure or services, or information concerning views, character or appearance and timing concerning availability or occupation and the prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Craven Wildsmith shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.

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