

## Type

Individual Town Centre Offices

## Address

Cussins House  
22-28 Wood Street  
Doncaster  
South Yorkshire  
DN1 3LW

## Specification



Central Location



Easy-in-Easy-Out Terms



From approx. 13m<sup>2</sup> (140ft<sup>2</sup>)



Rent Includes Services



Parking available

## Asking Rent

FROM £150.00 per month



# Doncaster Serviced Offices - Available to Rent

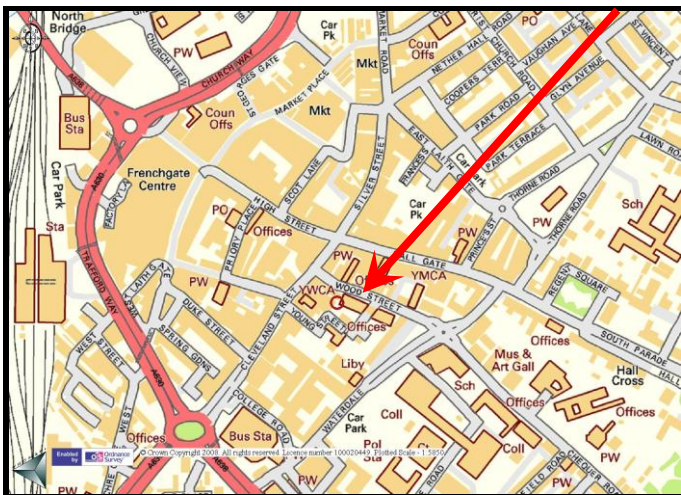
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## Location

The building is located on Wood Street in the town centre adjacent to government offices and close to the Danum Hotel.



## Viewing

For viewings & further information contact: **Neal Craven**

Office

01302 36 86 86

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txt

07702 040 660

Search on line

[www.cravenwildsmith.co.uk](http://www.cravenwildsmith.co.uk)

## Description & Accommodation

First and second floor offices to let as individual carpeted rooms on easy-in-easy-out terms.

The communal areas have the benefit of a lift. CCTV surveillance and a burglar alarm.

The rooms range from approximately 13.2 m<sup>2</sup> (140 sq ft)

Car parking is available on site to tenants of the building at an additional cost of £60.00 per month

## Business Rates

The adopted rateable value in the 2010 list is **TO BE ADVISED** This information was obtained from an inspection of the VOA website in 2010

## 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

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The offices are to let on an easy-in-easy-out agreement (minimum 3 months) with the tenants responsible for using the property in a reasonable manner and maintaining the interior.

Rents are payable monthly in advance. The rent includes **rates**, light, central heating, electricity, insurance, maintenance and use of the shared toilet facilities.

Limited use of reception, secretarial, fax and photocopying facilities are available at an extra cost. Telephone lines available in the individual rooms, the cost of connection, line rental and calls will be the responsibility of the tenant.

**Rental Deposit:** - A deposit of 1 months' rent will 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](http://www.leasingbusinesspremises.co.uk)

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