



Address

Persimmon House,
Doncaster Road,
Kirk Sandall,
Doncaster, DN3 1QP

Specification

-  High Spec
-  Detached Office
-  3 Floors with Lift
-  Parking
-  GF Offices 341m² (3,670ft²)
-  1st F Offices 365m² (3,925ft²)
-  2nd F Offices 132m² (1,420ft²)
-  2nd F Store 122m² (1,310ft²)
-  AREAS TO BE CONFIRMED
-  WILL SPLIT

Asking Rent

Based on £10.00 ft²

Doncaster Office - Available to Rent

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

Tel 01302 36 86 86
e-mail neal@cravenwildsmith.co.uk
Web www.cravenwildsmith.co.uk



Location

Persimmon House fronts on to the main Doncaster Road in Kirk Sandall close to its junction with Sandall Carr Road.

The premises are approximately 0.6 miles from Kirk Sandall Railway Station, 0.8 miles from the ring road and 3.6 miles from Junction 4 of the M18 and its connections with the regional and national motorway network.



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

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Description & Accommodation

The property comprises an excellent modern three storey office block. To the rear is a car park which includes a garage block/store.

The accommodation is on three floors. According to the Valuation office agency the property comprises THIS INFORMATION IS TO BE VERIFIED

Description	AREA	
	m2	ft2
Ground Floor Offices	341	3,670
Ground Floor Toilets	-	-
First Floor Offices	365	3,925
First Floor Toilets	-	-
Second Floor Offices	132	1,420
Second Floor Storage	122	1,310
External Storage	TBA	TBA
External	49 parking spaces	

The property may be available to let in part.

Business Rates

The adopted rateable value in the 2010 list is £50,500. This information was obtained from an inspection of the VOA website in April 2012

NOTE

No services or equipment have been tested

Lease Terms

Terms -The property is available by way of a **new 3 year lease** or multiples thereof. In the cases of leases more than 3 years the rent will be reviewed every 3 years to the higher of the initial rent or the market rent.

The tenant shall be responsible for the cost of insurance, all repairs, decorations and a proportion of the cost of maintaining any common parts.

Rental Deposit: -A deposit of 3 months' rent will be required.

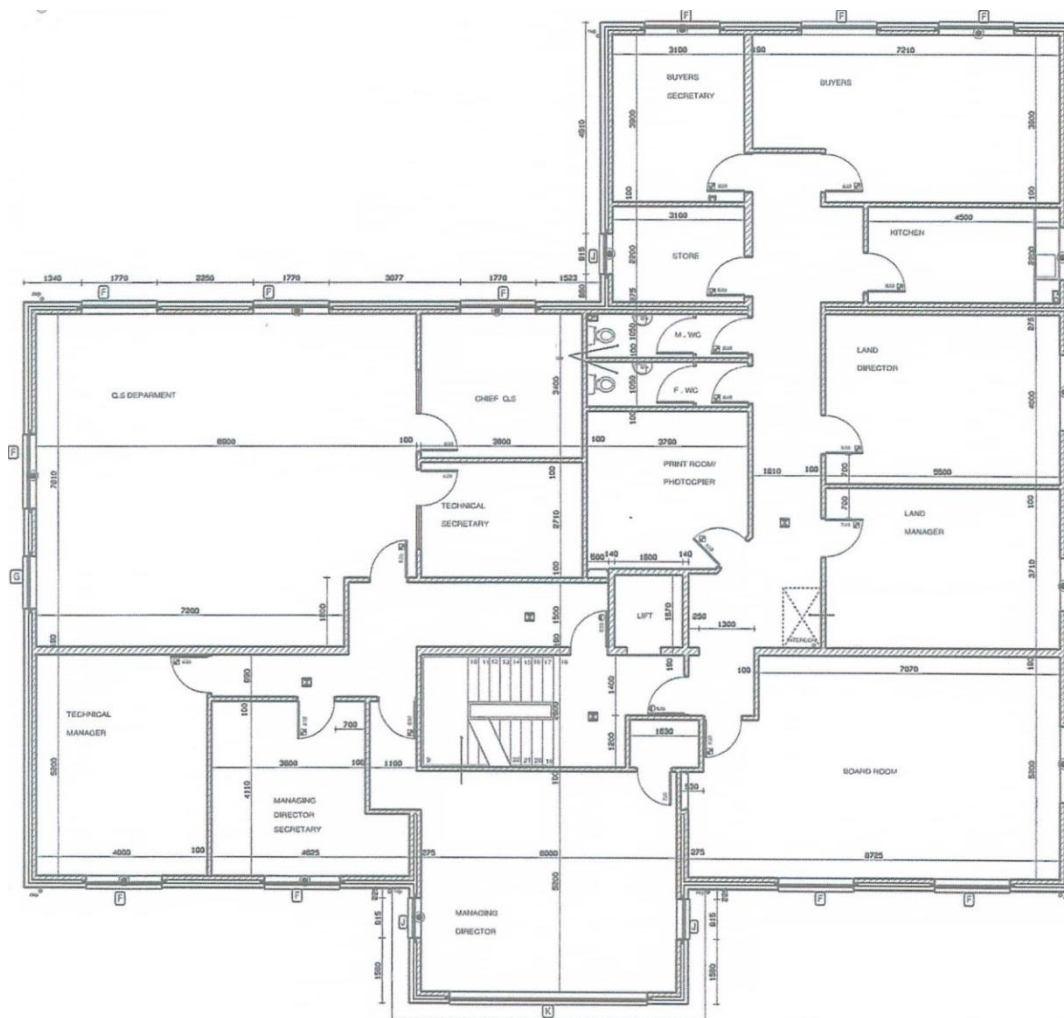
Legal Costs: -The **incoming tenant to be responsible for all legal costs incurred within this transaction.**

Offer Procedure

To make an offer on this property, simply telephone or call into our office and supply us with the relevant details which will be passed on to our client. Please note in order to advise our client regarding any offer received, we will need to establish your ability to proceed, which will include financial qualification by an Independent Referencing Company, in confidence, in order that we may discharge our responsibility.



CravenWildsmith
Property Professionals



FIRST FLOOR

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SITE

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Energy Performance Certificate (EPC)

We have instructed our supplier to produce an EPC for this property, a copy of the report and a copy of the certificate and recommendations report will be available on request. **An EPC is required for virtually all properties that are to be let or sold, if you require an EPC please ask us for more information.**

Code of leasing practice:

Prospective tenants 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. A copy of which may be downloaded from www.leasingbusinesspremises.co.uk or from the agent

Money Laundering

The Money Laundering Regulations 2007 came into force in December 2007, under these regulations **Craven Wildsmith** are required to formally identify parties to a transaction. Both landlords and prospective tenants will be required to provide proof of identity this can be a Passport or photo Driving Licence AND proof of residential address normally a recent fixed utility account (not mobile phone) or bank statement showing the name and address of the individual.

Do you need Insurance for property, or business risks?

Craven Wildsmith work closely with a well-respected local insurance broker and can arrange a free consultation with a specialist.

Do you need **finance** for buying a property or business, setting up a new business or to finance or expand 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. Over the years Craven Wildsmith have worked with a number of professionals including solicitors, banks and accountants and we are happy to recommend a range of local and experienced professionals.

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

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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** specialise in the sale and letting of most types of commercial property.

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