

OFFICES TO LET



41 Netherhall Road, Doncaster, South Yorkshire, DN1 2PG

01302 36 86 86

www.craven-wildsmith.co.uk



Address

Windsor House
44 High Road
Balby,
Doncaster DN4 0PL

Specification

- Flexible Terms
- Busy main road location
- Parking Available
- Rent includes business rates, water, light and heat and cleaning of communal areas

Asking Rent / Deposit

Single First Floor Room: £200pcm
Two Second Floor Rooms: £300pcm.
Deposit: 2 months rent

Call Craven Wildsmith on **01302 368686** or email neal@cravenwildsmith.co.uk

Description

The property comprises a three storey office building occupied by professional companies. The available accommodation comprises one single first floor room and a suite of two-second floor rooms

Accommodation

Description	AREA	
	m2	ft2
Single First Floor Room	13.7	147.42
Second Floor Suite	25.5	275
TOTAL	39.2	422.42

Two suites of serviced offices in a prominent location with good access to the town and the Motorway network. Limited car parking is also available.

Location

The offices form part of a very prominent property that fronts on to the A630 - High Road that is one of the main routes linking the town with the A1(m) at the Warmsworth interchange.



Lease Terms

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 rates, light, central heating, electricity, 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

Rental Deposit: 2 months rent will be required.

Legal Costs: The ingoing tenant to be responsible for any 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.

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 the agent or from www.leasingbusinesspremises.co.uk.

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.

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.