

# SERVICED OFFICE TO LET



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

**01302 36 86 86**  
[www.craven-wildsmith.co.uk](http://www.craven-wildsmith.co.uk)



## Address

Britannia Buildings  
70/72 Silver Street  
DONCASTER  
DN1 1HT

## Specification

- 2<sup>nd</sup> floor offices
- From 7 m<sup>2</sup> (75 ft<sup>2</sup>)
- Attractive building
- Central location
- INCLUSIVE RENTS
- Flexible terms

## Asking Rent

FROM £125.00 per month

Call Neal Craven on **07702 040660** or email [neal@cravenwildsmith.co.uk](mailto:neal@cravenwildsmith.co.uk)

## Description & Accommodation

The 'Britannia Business Centre' serviced office complex located on the second floor of this landmark building. The owners say

"We offer office solutions for businesses in Doncaster in a modern working environment. There is a range of different sized office space to suit small, medium and fast growing companies - businesses can upsize or downsize depending on their needs. Offices are available for single person or multi-person occupation. They may be provided partially furnished or you may provide your own furniture.

We have tried to create an environment that will help you concentrate on growing developing and succeeding in your business."

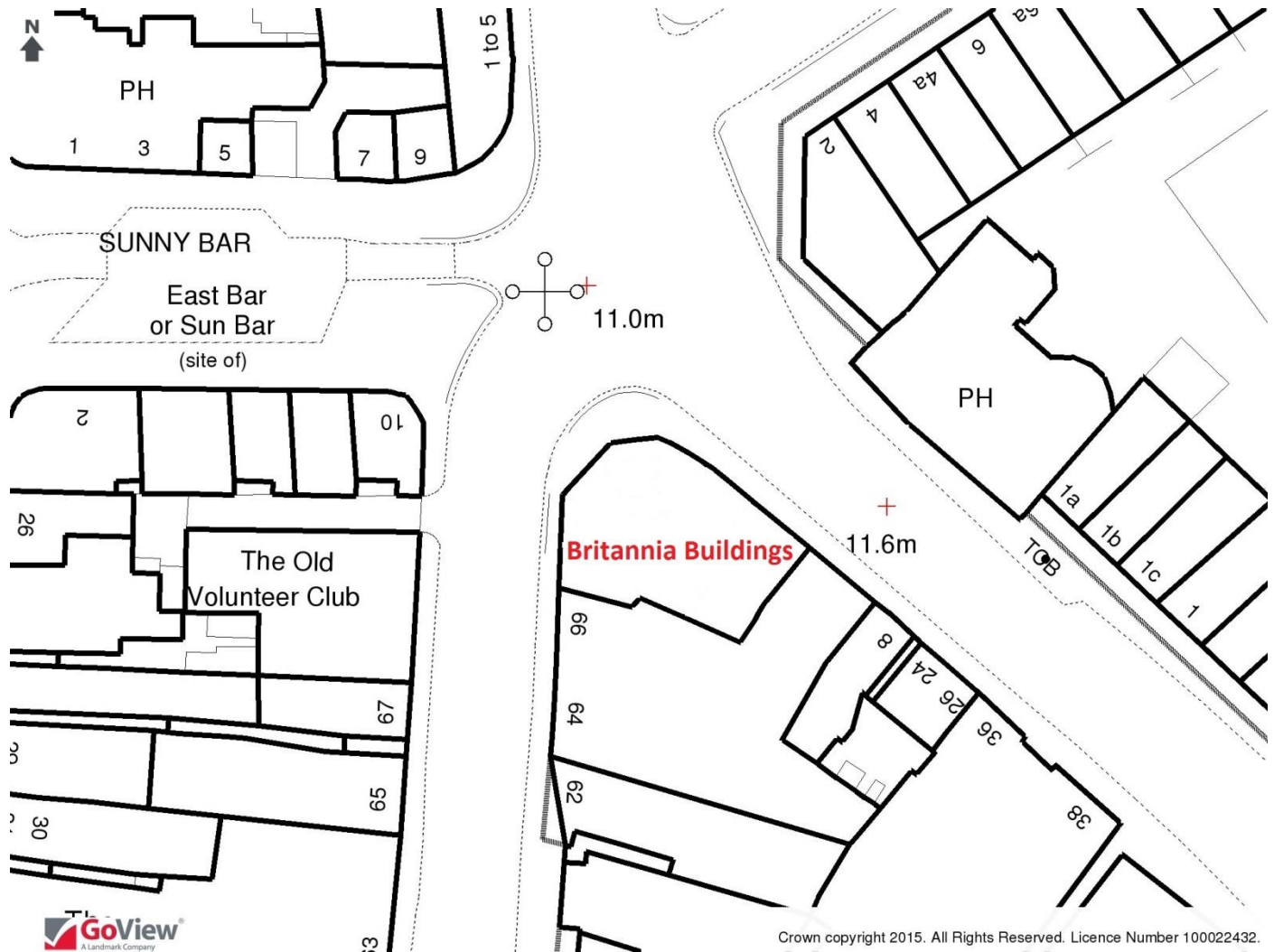
Car parking is available in the nearby NCP car park.

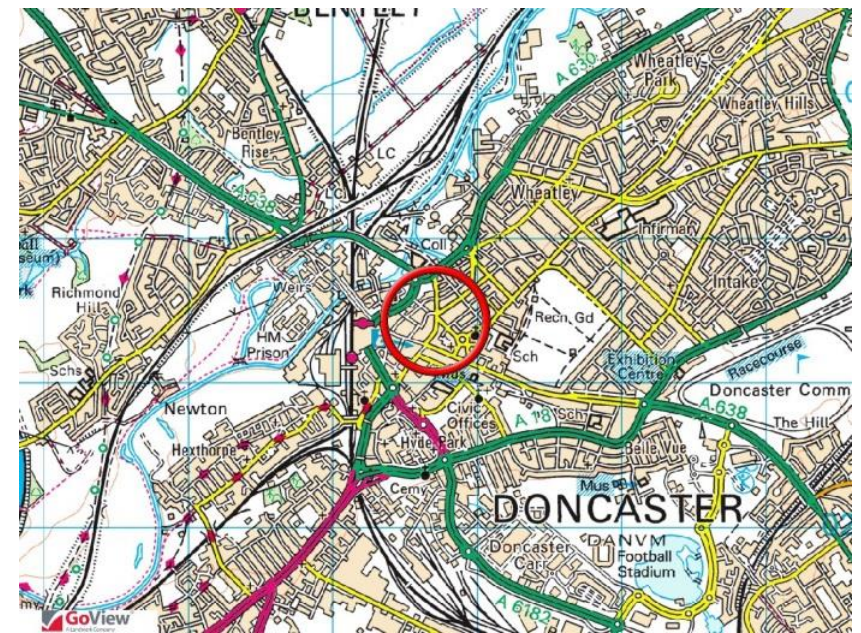
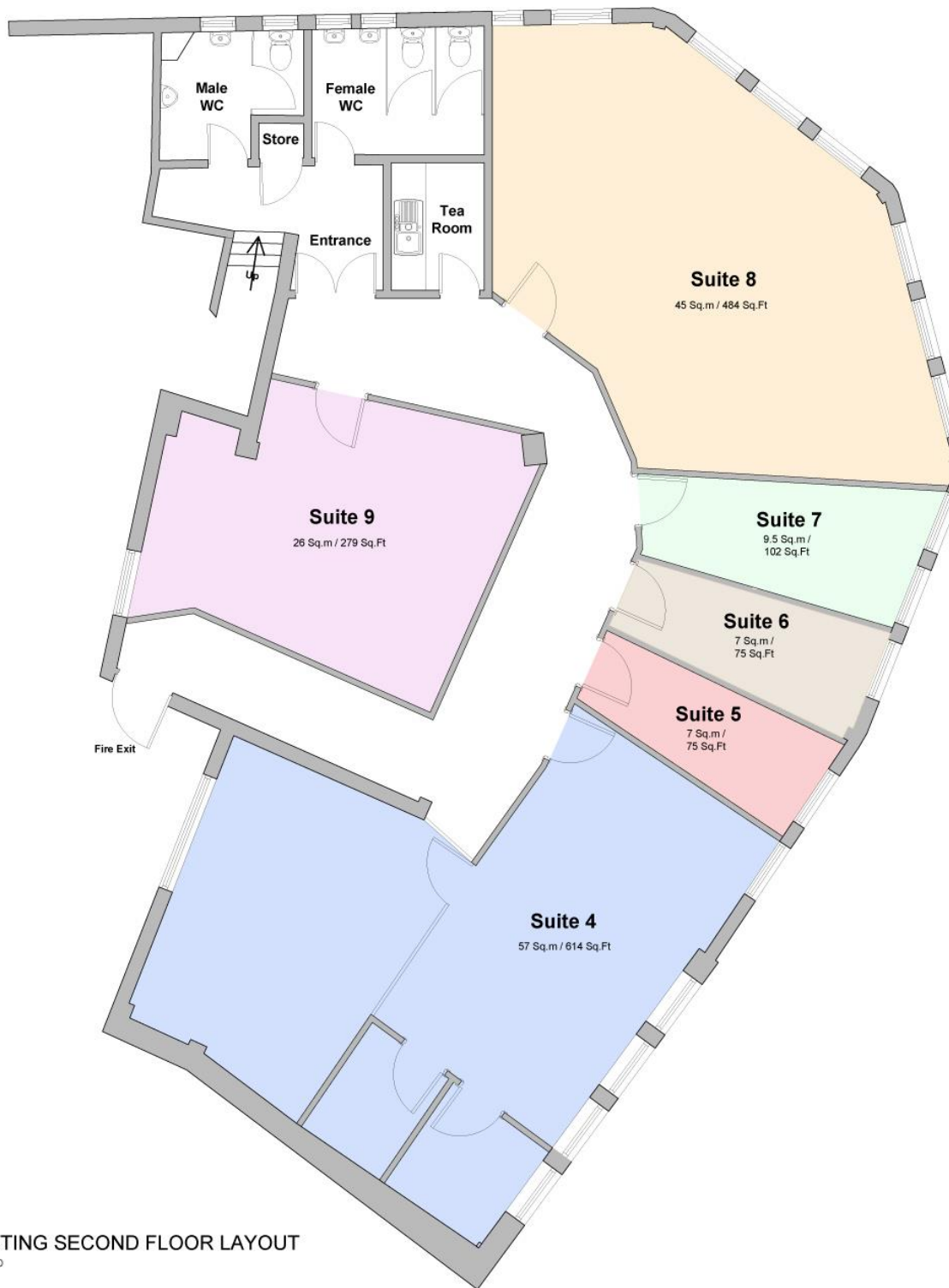
**NOTE: No services or equipment have been tested.**

Availability	AREA		Rent (per month)
	m2	ft2	
Suite 5	7	75	£125.00
Suite 8	45	484	£830.00

## Location

Britannia Buildings is prominently positioned on the busy Sunny Bar junction where East Laith Gate Nether Hall Road, Market Road, Sunny Bar and Silver Street meet. the Sunny Bar junction is within walking distance of the Frenchgate Centre and attached transport interchange incorporating the towns Rail Station. Market Road leads to the ring road and Hub college campus and along with Sunny Bar to the busy markets area. Nether Hall Road is a popular specialist retailing area with an international theme with a wide variety of restaurants and cafés and property agents.





### Viewing

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

E-mail: [neal@cravenwildsmith.co.uk](mailto:neal@cravenwildsmith.co.uk)

Search on line: [www.craven-wildsmith.co.uk](http://www.craven-wildsmith.co.uk)

**Lease Terms** The offices are available immediately on flexible and simple – ‘easy in, easy out’ terms.

#### The license fee includes

- Business Rates
- Water
- Electrics
- Heating
- Communal cleaning and
- Furniture

#### The Business Centre provides

- 24-Hour access
- Office Furniture (optional)
- Carpets
- Health and Safety Checks
- Fire alarm
- Alarmed Security System
- Repairs and maintenance
- Building insurance
- Use of Kitchen
- Company Name on Entrance
- Waste Collection
- Reception service

#### Chargeable Services Include:

- Phone and fax lines and broadband
- Stationary
- Photocopying
- Secretarial services
- Meeting Room
- Cleaning (optional)
- Virtual office services

**Fees:** The ingoing tenant to be responsible for an administration fee of £85 per agreement.

**Rental Deposit:** a deposit of one month’s rent will be required.

#### **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](http://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.

#### **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.

**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 help setting up your business?**

Doncaster Chamber is an independent membership organisation that has supported and represented Doncaster’s business sector for the last seventy years; it is their primary objective to help your business prosper and succeed – whatever the size or sector of your company.

If you would like assistance and advice with starting a new business, or need help with growing your existing business they have a dedicated team of Business Advisers here to help you, call 01302 554960 and ask for the Business Support team.



We 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.

## 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.