



Fitzwilliam House Business Centre Middle Bank, Doncaster, DN4 5NG

Offices TO LET



- Well presented Carbon Zero building
- Great location
- Ground floor G1 - 116m² (1,243ft²)
- First floor F1 - 61m² (657ft²)
- Onsite parking
- Electric car charging point
- Superfast broadband utilising Cat 5 cabling and running off 1TB connection.
- Kitchen and toilet facilities
- **Rent includes reasonable use of utilities**

G1 - £1,950 per month plus VAT
F1 - £1,100 per month plus VAT
Laura.h@cravenwildsmith.co.uk



Description & Accommodation

The property comprises a modern detached building divided into a number of office suites.

The individual suites are very well presented, and viewing is highly recommended.

The business centre has a communal staff area.

Location

The business centre is located on a busy commercial area close to Tesco Distribution Centre, XP School, Keepmoat Stadium and Lakeside Village Outlet.

Middle Bank leads to White Rose Way which gives access to Doncaster ring road, the town centre and motorway network.

Terms

The property is available by way of a new lease of 3 years or longer.

The tenant shall be responsible for the cost of insurance, all repairs, decorations and a proportion of the cost of maintaining any common parts. **The rent includes cleaning of the common parts, all building services (heating/ AC/ lighting/ alarms/ extinguishers etc.) and the reasonable use of all the utilities including extra fast fibre broadband.**

Rental Deposit

A rental deposit may be required.

Legal Costs

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

Business Rates

The rateable values in the 2023 list are

Suite G1 £12,500

Suite F1 £7,300

This information was obtained from an inspection of the VOA website in February 2025.

The RV is NOT the rates you pay for further information see <https://www.gov.uk/calculate-your-business-rates> up to 100% small business rates relief may be available on this property, for further details see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

Viewing

For viewings & further information contact: Craven Wildsmith on: **01302 36 86 86**

Email: neal@cravenwildsmith.co.uk

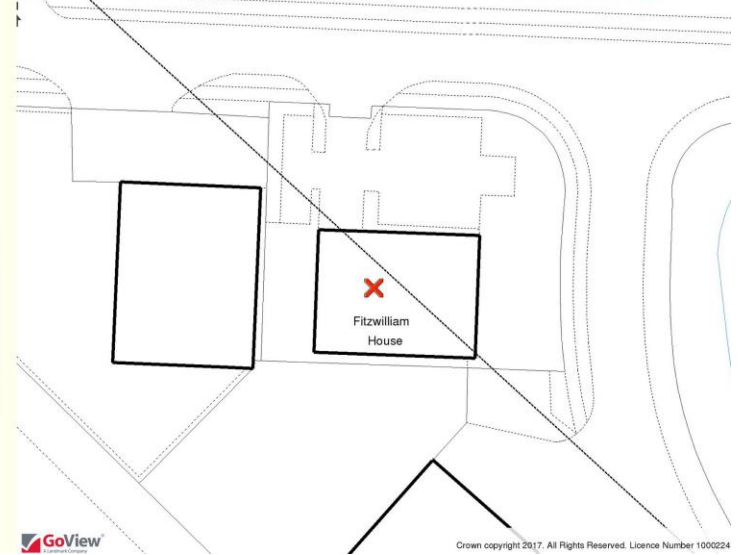
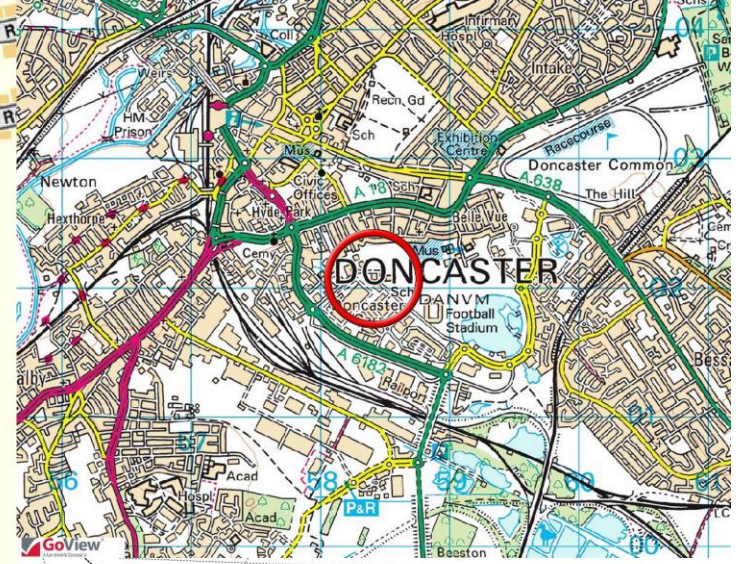
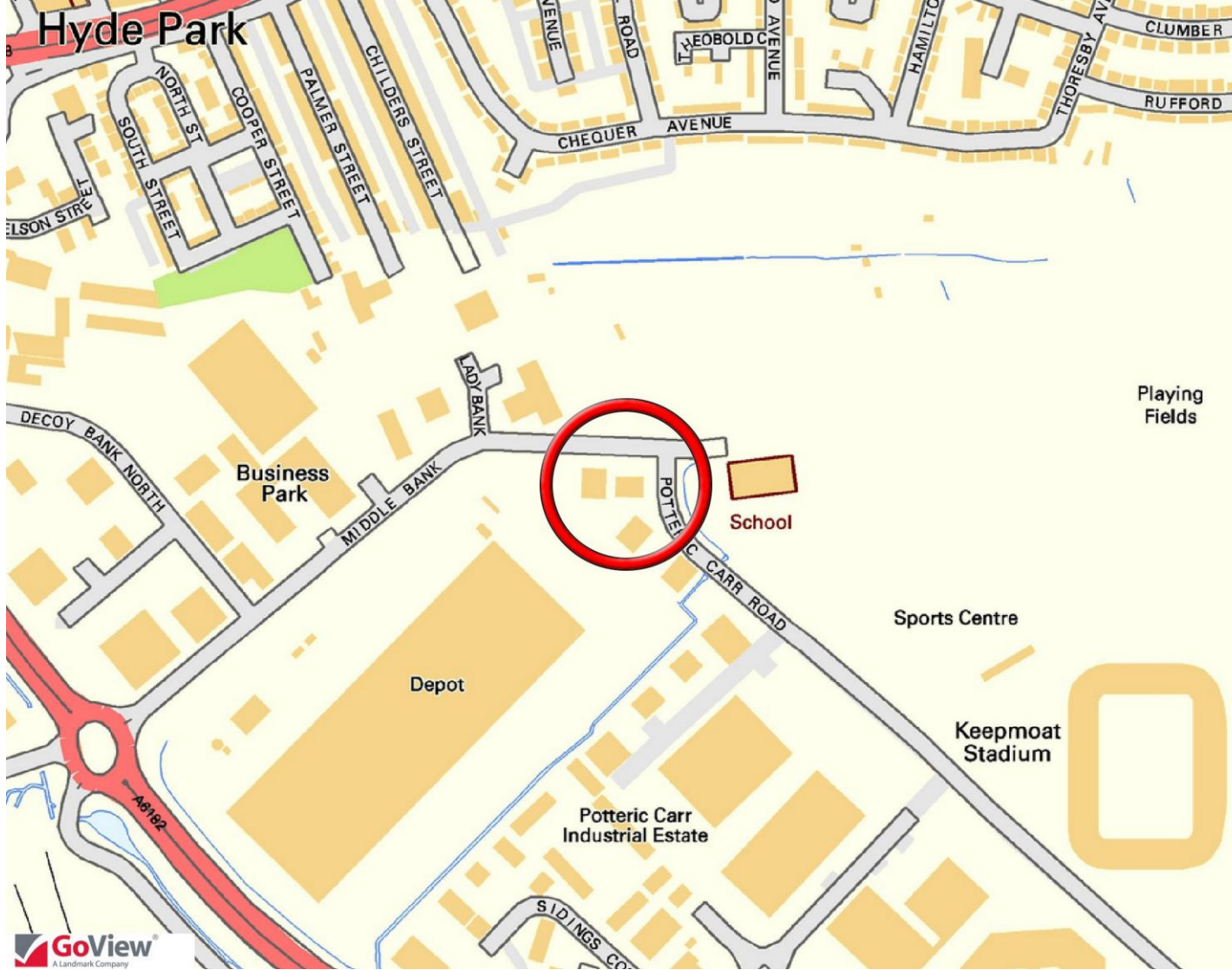
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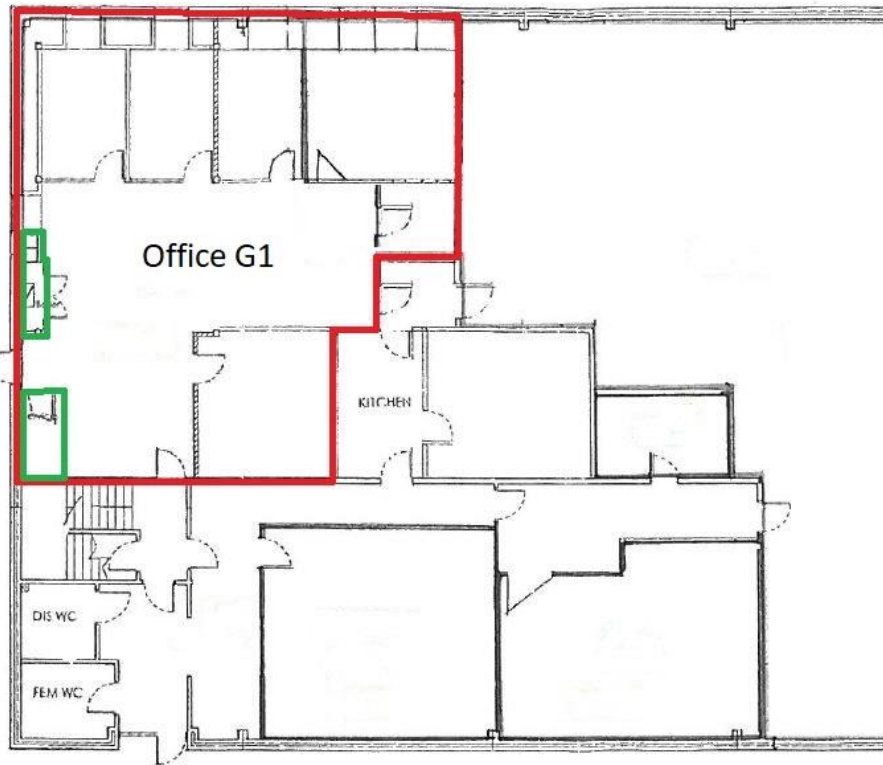
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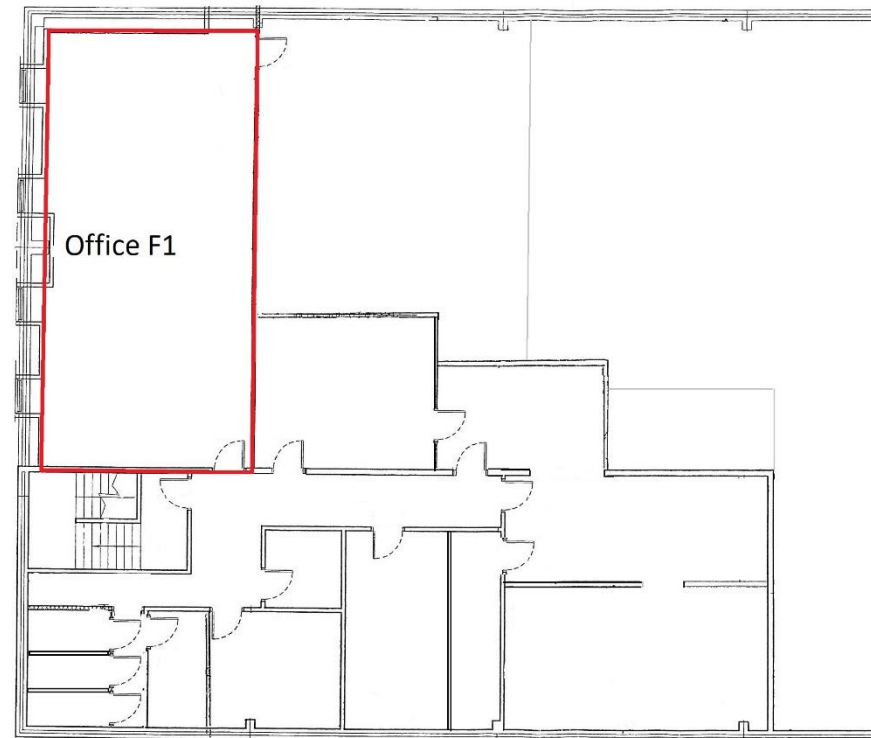
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GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT

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Office F1





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Energy Performance Certificate (EPC)

Fitzwilliam House has an energy performance asset rating of 36 putting it in band B. A copy of the certificate and recommendations report is 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.

Offer Procedure:

To make an offer on this property supply us with the relevant details, which will be passed on to our client. 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:

Money Laundering Regulations require us to identify parties to a transaction. All parties will be required to provide proof of identity.

Privacy Policy

See <http://craven-wildsmith.co.uk/about/privacy-policy/>

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. The code can be obtained from the agent or downloaded from

www.leasingbusinesspremises.co.uk

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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** – 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:

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4. Price or rent maybe subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
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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.