



**First Floor Block A, Loversall Court, Tickhill Road,
Balby, Doncaster, DN4 8QG**

**Office
TO LET**



- Attractive High Quality Modern First Floor Offices
- Prominent Location
- Comfort cooling & heating
- Raised floors
- From 113.4 m2 (1,220 ft2)
- To 234.0 m2 (2,518 ft2)
- PARKING
- Store available by separate negotiation.

One suite £15,250 Per Annum or Whole floor £28,000 Per Annum
neal@cravenwildsmith.co.uk



Location

The property is well located on Loversall Court a small high quality office development within the Clayfields commercial estate. This building is in a prominent position as it fronts on to the busy A60 Tickhill Road.

As can be seen from the attached location plans the development lies just south of the A630 which link's Doncaster Town Centre with the A1 (M) at Warmsworth. To the south is the Woodfield link road which gives access to the Motorway, the Lakeside Village shopping outlet, football stadium and commercial developments.

Energy Performance Certificate (EPC)

The property has an energy performance asset rating of 84 putting it in band D. A copy of the certificate and recommendations report is available on request.

Description & Accommodation

The building was constructed in the mid 2000's and provides high quality modern offices. The property has an attractive feature entrance. The main entrance door has an electronic entry system and gives access to the central core with male, female and accessible toilet facilities and a lift.

The two first floor office suites are very well presented, they are attractively divided with glazed partitions to form meeting spaces and private offices.

The space benefits from raised floors, a combined heating and comfort cooling system, a suspended ceiling with inset lighting and vents, the windows have vertical blinds. The kitchen has a range of units. To the exterior is a car parking with attractive landscaping providing spaces for 5 cars additional parking is available nearby.

A neighbouring store building is also available by separate negotiation.

Business Rates

The rateable value in the 2017 list for Suite 1a is £12,750 and for suite 1b is £12,000. This information was obtained from an inspection of the VOA website in March 2021. The RV is NOT the rates you pay for further information see <https://www.gov.uk/calculate-your-business-rates>

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

Search online www.cravenwildsmith.co.uk

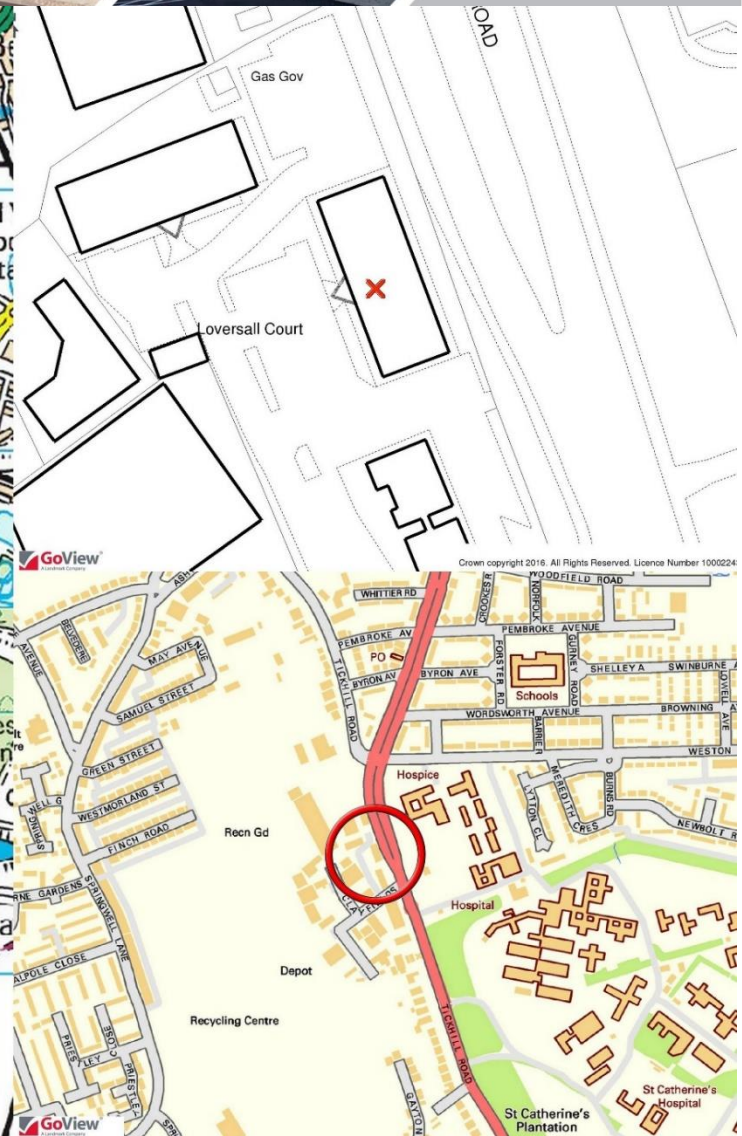
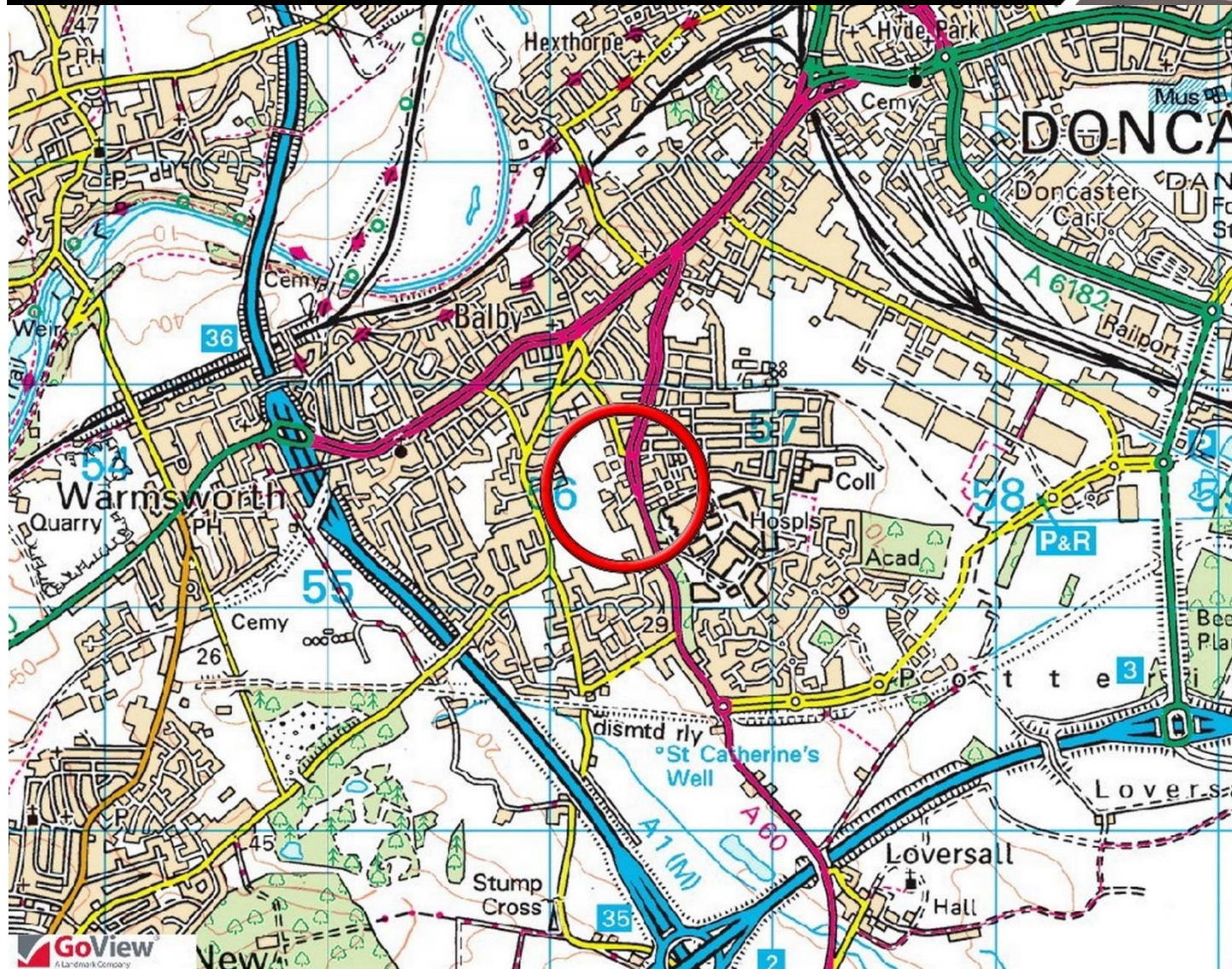


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Residential & Commercial Property Professionals



Regulated by RICS



Liley House | 33 Northgate | Tickhill | DN11 9HZ

Registered in England No. 07062547

01302 36 86 86

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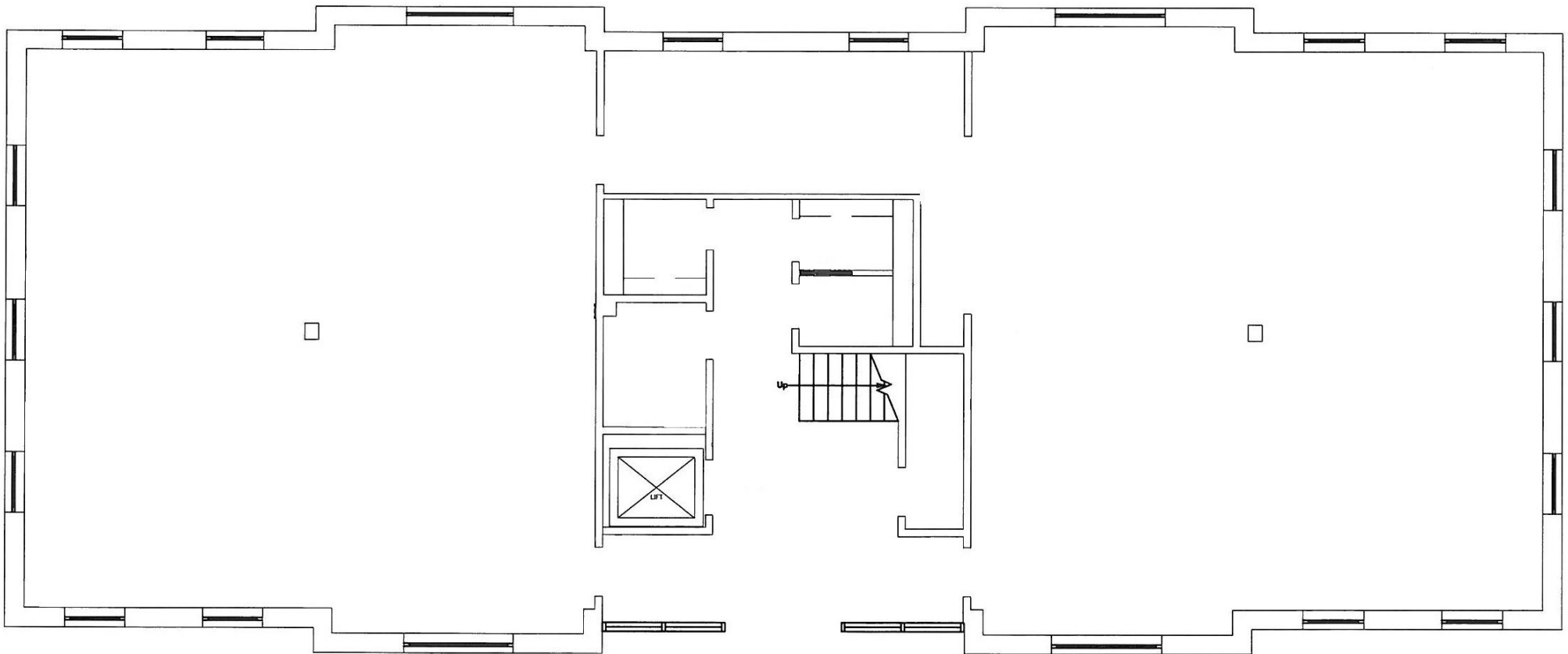


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 **RICS**

First Floor



Note - Partitioned offices have been added

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Terms

The property comprises the whole first floor which can be split in to two suites. The unit(s) are available on new leases.

The tenant shall be responsible for all repairs and decorations to the interior of their offices and a share of the cost of maintaining the exterior and common parts. The current service charge estimate is available on request. The service charge which includes communal and external maintenance, electricity (power, lighting heating and cooling) water charges and buildings insurance.

Rental Deposit

A rental deposit may be required.

Legal Costs

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

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.leasebusinesspremises.co.uk



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.