



Sovereign House, Queensway Court Arkwright Way, Scunthorpe DN16 1AL

FOR SALE



- Exciting opportunity to acquire an established business centre
- Well located in a modern detached self-contained building
- Probably one of the best office buildings in Scunthorpe
- 12 offices with potential to generate approx. £79,000 p.a.
- Additional income from 2 conference rooms, up to 12 hot desks and support services
- Ground Floor 194.5 m² (2,093 ft²)
- First Floor 180.1 m² (1,938 ft²)
- Dedicated parking

Price £165,000 plus VAT
neal@cravenwildsmith.co.uk

41 Nether Hall Road | Doncaster | DN1 2PG

Registered in England No. 07062547

01302 36 86 86
www.cravenwildsmith.co.uk



Location

The property is part of the Queensway Court office development adjacent to the Queensway Industrial Estate. As can be seen below the A18 Queensway links the M180 and Town Centre. The property is close to the steelworks, Morrison's Supermarket and Lakeside retail park.

The location is shown on the plans below.

Description & Accommodation

A purpose built detached office with dedicated parking.

The building is well partitioned to create cellular offices around the perimeter with a central core of shared space. The accommodation is shown on the plans and schedule below. The property is very well presented and an internal inspection is highly recommended.

Tenure

The property is held on a lease for 125 years less 3 days from 1st January 1990, the ground rent is £7,138 p.a. subject to review. A variable service charge is payable for estate maintenance, the current annual charge (July 2017) is £1,508.04. A copy of the lease is available.

Tenancies.

The offices are let on simple easy in easy out agreements, the meeting rooms and desks are let at an hourly rate.

Viewing

For viewings & further information contact Craven Wildsmith on: **01302 36 86 86**
E-mail: neal@cravenwildsmith.co.uk.

Offer Procedure:

To make an offer on this property, please contact our office. To advise our clients we will need to establish your ability to proceed, which may include independent financial qualification.

Energy Performance Certificate (EPC):

The property has an energy performance asset rating of 62 putting it in band C.

Copies of the certificate and recommendation report are available on request. **If you require an EPC please ask us for information.**

Money Laundering:

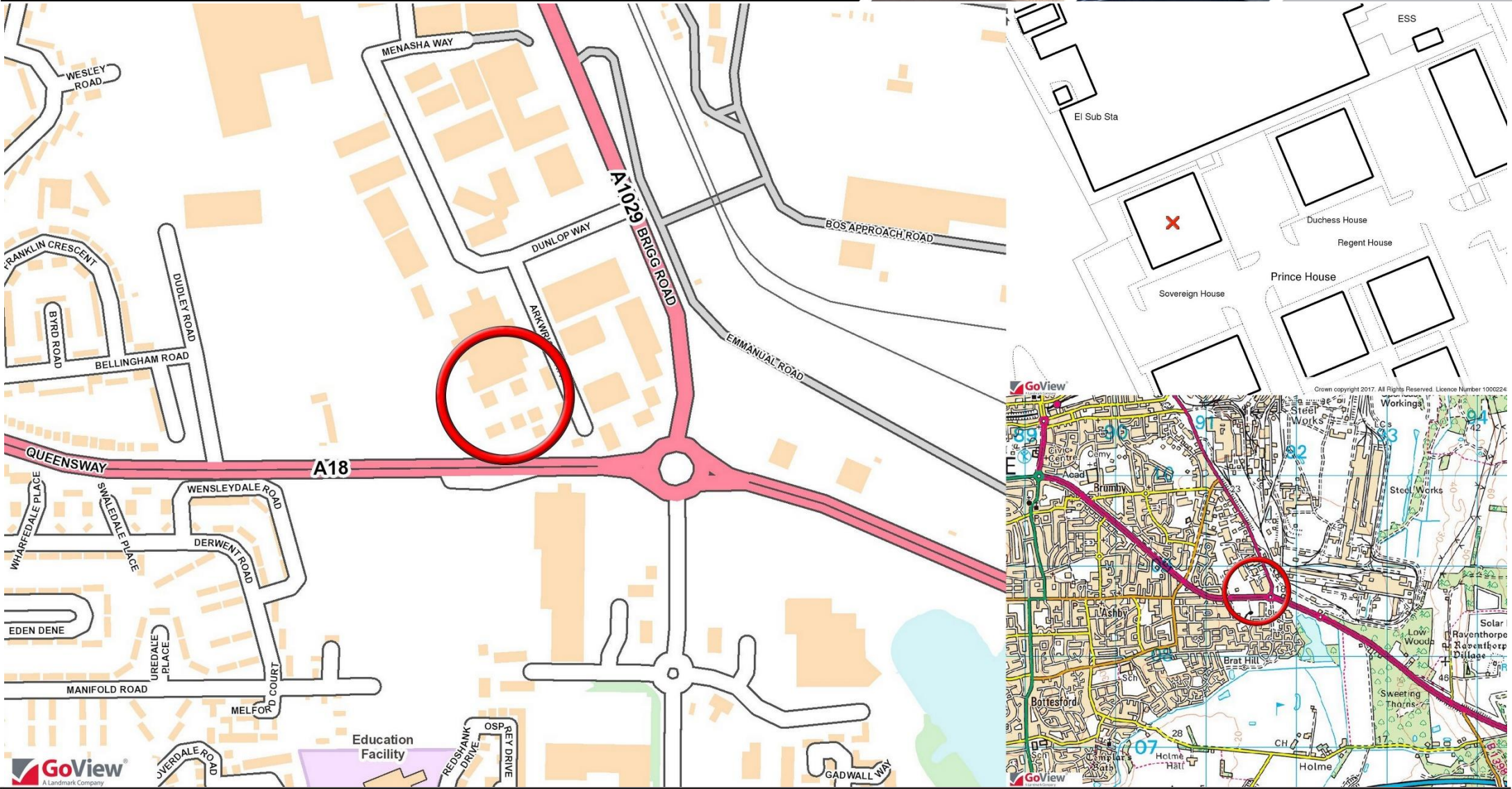
The Money Laundering Regulations 2007 require Craven Wildsmith to formally identify parties to a transaction. All parties will be required to provide proof of identity.



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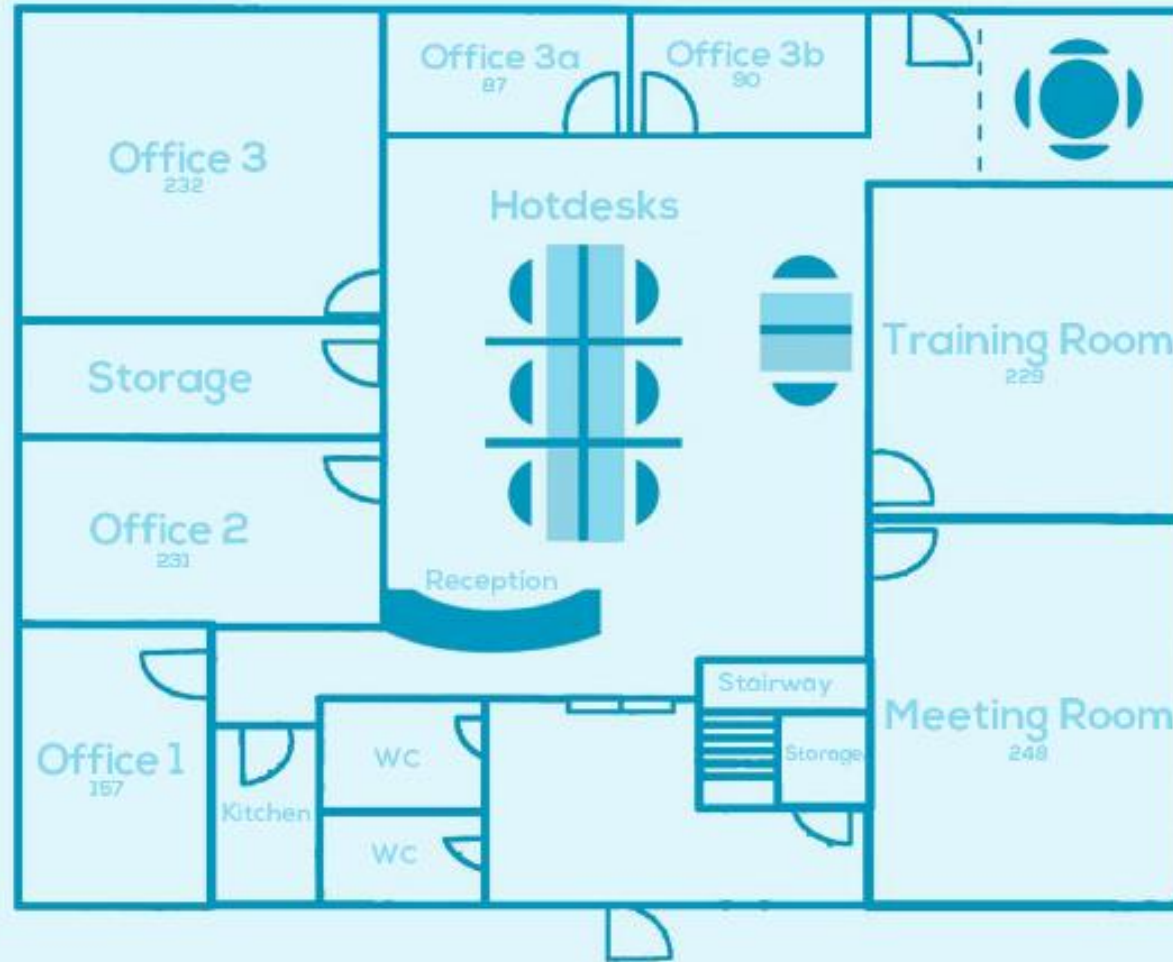
Floor	Description	AREA	RV 2017 List
		m2	
Ground	Hot Desk Area	78.04	16,750.00
Ground	Circulation Area	4.87	
Ground	Office 1	14.62	
Ground	Store	9.62	
Ground	Office 3	21.45	
Ground	Office 4	21.92	
Ground	Office 5	22.70	
First	Communal space	38.49	
Ground	Office 2	21.25	£2,050
First	Office 6	14.45	£1,425
First	Office 7	21.38	£2,050
First	Office 8	25.73	£2,425
First	Office 9	22.32	£2,150
First	Office 10	19.25	£3,150
First	Office 11	15.04	
First	Office 12	23.47	£2,275

Business Rates

Details of the adopted rateable values were obtained from an inspection of the VOA website in May 2017.



Sovereign House Ground Floor Plan



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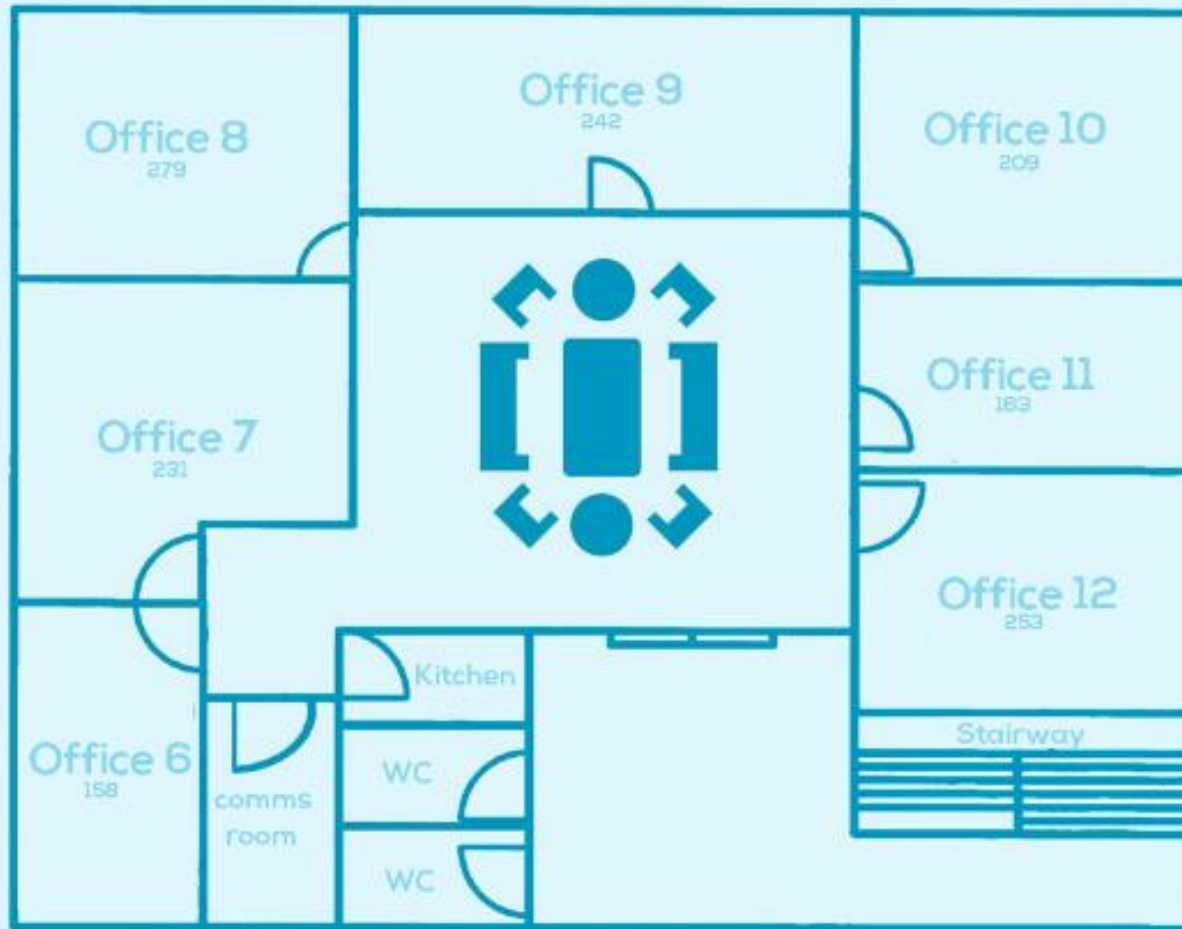


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Sovereign House First Floor Plan



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SOVEREIGN HOUSE



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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:

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.
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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.