

**Scunthorpe Office Rental, Sovereign House,  
Queensway Court  
Arkwright Way, Scunthorpe DN16 1AL**

**OFFICES  
TO LET**



- Some of the best offices in Scunthorpe.
- Modern, detached, self-contained
- Furnished ground & 1<sup>st</sup> floor offices
- Meeting Rooms & Hot desks
- Broadband, heat, light and electricity included
- Reception Desk, Shared Kitchen & break out areas
- Car Parking

**Enquire for availability**  
**neal@cravenwildsmith.co.uk**

**Rents from £150.00 per month plus VAT**

**41 Nether Hall Road | Doncaster | DN1 2PG**

Registered in England No. 07062547

**01302 36 86 86**  
**www.cravenwildsmith.co.uk**



### Location

Sovereign House is part of the Queensway Court development adjacent to the Queensway Industrial Estate. The A18 Queensway links the M180 and Town Centre. The property is close to the steelworks, Morrison's Supermarket and Lakeside retail park. See the plans below.

### Description & Accommodation

A purpose built detached office with parking which has been well and attractively divided to create individual offices around the perimeter with a central core of shared space. The accommodation is shown on the plans and schedule below. The business centre has a great atmosphere and creates a professional image, it is very well presented and well regarded an internal inspection is highly recommended.

### Tenancy.

The offices are let on simple easy in easy out agreements, for a minimum term of 3 months. The tenant will be responsible for payment of business rates (Small Business Rate Relief may apply) and keeping the room carpets and furnishings and fittings clean, tidy and in good repair. The rent includes heat, light, electric, broadband and fair use of the meeting rooms.

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](mailto: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.

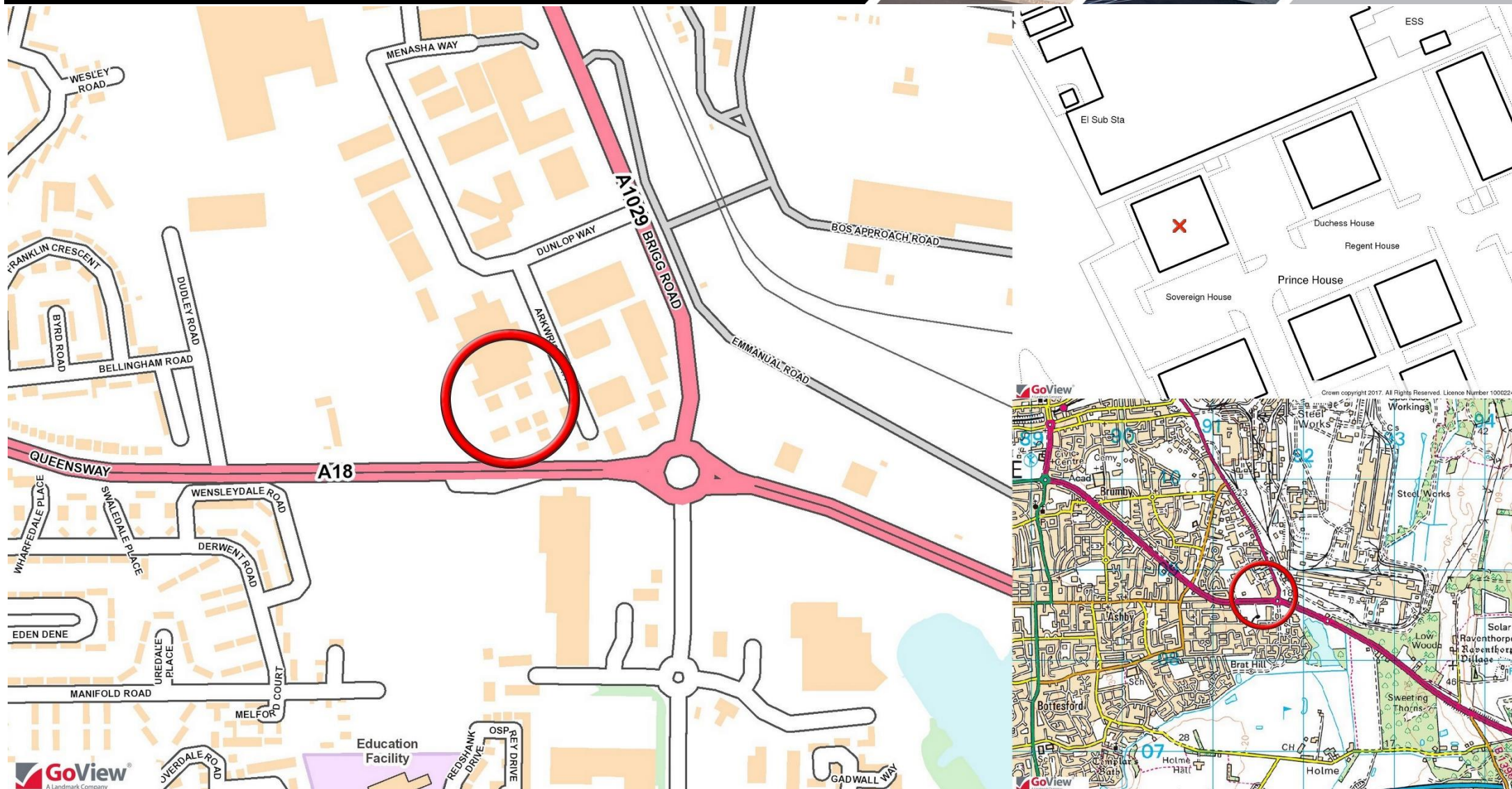




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Floor	Description	AREA	Rent
		m2	£ per month
Ground	Hot Desk Area	78.04	£150.00
Ground	Circulation Area	4.87	
Ground	Office 1	14.62	£441.00
Ground	Office 2	21.25	£648.00
Ground	Store	9.62	
Ground	Office 3	21.45	£651.00
Ground	Office 3a	8.10	£311.00
Ground	Office 3b	8.40	£316.00
Ground	Office 4	21.92	£643.00
Ground	Office 5	22.70	£696.00
First	Communal space	38.49	
First	Office 6	14.45	£444.00
First	Office 7	21.38	£648.00
First	Office 8	25.73	£782.00
First	Office 9	22.32	£679.00
First	Office 10	19.25	£587.00
First	Office 11	15.04	£457.00
First	Office 12	23.47	£710.00



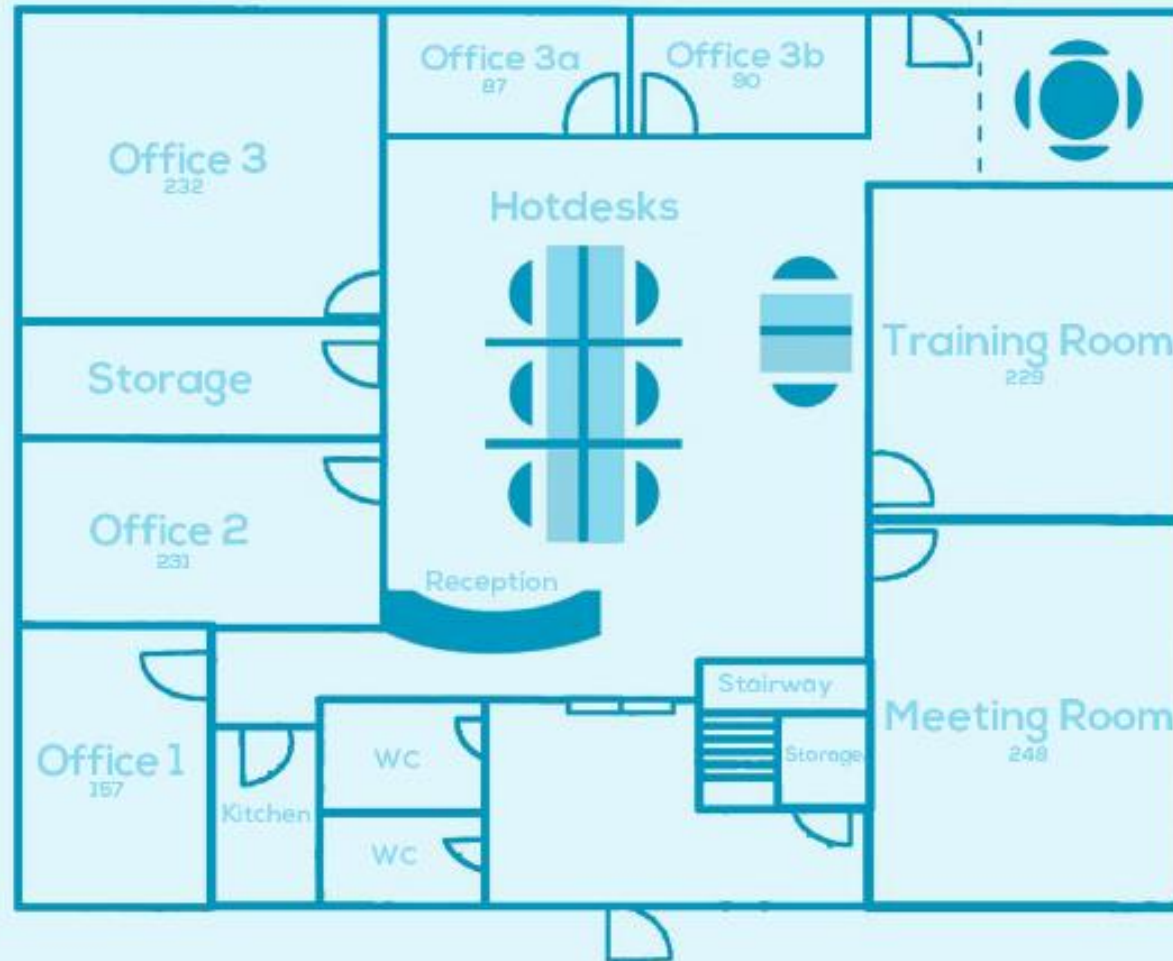


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## Sovereign House Ground Floor Plan



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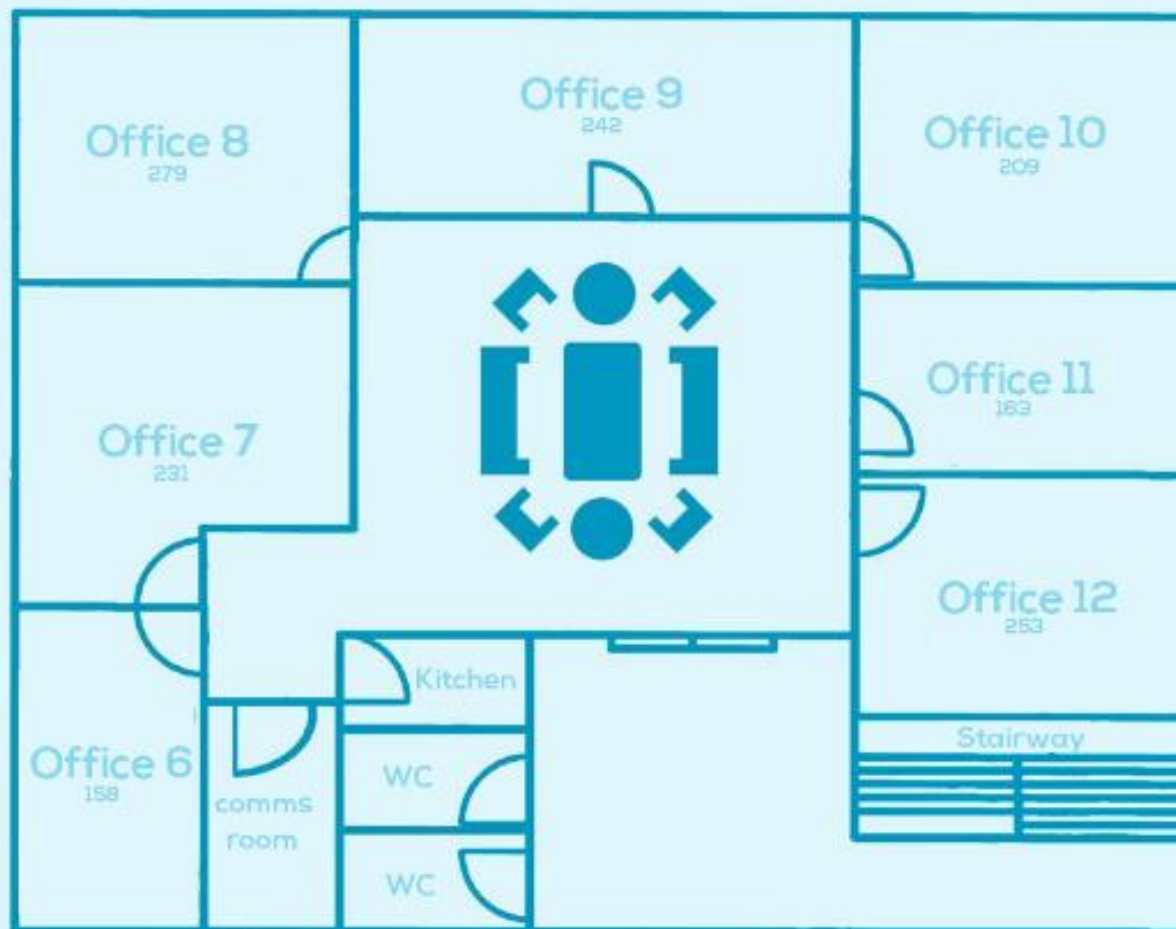
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## Sovereign House First Floor Plan



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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.
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.

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