

COMMERCIAL  
RESIDENTIAL

**SMITHS**  
CHARTERED SURVEYORS  
THE COMPLETE PROPERTY  
CONSULTANCY

**TO LET**

## Superb Fully Refurbished Offices



**65 Hallgate, Doncaster, DN1 3PB**

**From 1,125 sq ft to 6,840 sq ft  
Rent : from £7.50 psf**

- High Quality Refurbished Offices
- Fully Carpeted
- Flexible Terms
- Fully Air Conditioned
- Prominent Town Centre Position
- Car Parking

**Tel: 01226 298456**

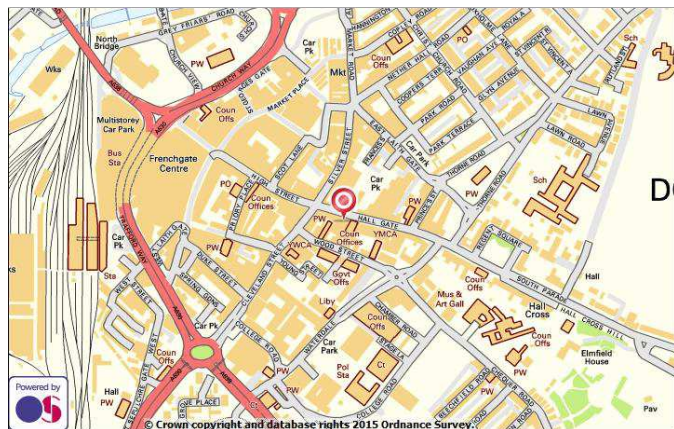
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## LOCATION

Doncaster has a resident population of approximately 300,000 and is situated in South Yorkshire approximately 16 miles north of Sheffield and 25 miles south of Leeds.

The premises are located in a prominent town centre position at the junction of Hallgate and Cleveland Street in an area popular with estate agents, solicitors, restaurants, bars and other retail users. Other notable occupiers nearby include: NHS, William Hill, The Danum Hotel, Your Move and William H Brown



## DESCRIPTION

Superb high quality fully refurbished offices with air conditioning arranged on first and second floors. The accommodation is arranged in a predominantly open plan layout with private meeting rooms, toilets and kitchenettes on each floor. The offices are fully carpeted and have the benefit of suspended ceilings with integral lighting.

The premises are available as a whole or the accommodation can be divided to create 4 separate units providing accommodation from 1,125 sq ft to 6,840 sq ft.

To the rear of the building is a car park with parking for approximately 5 vehicles.

## ACCOMMODATION

	DESCRIPTION	SQ FT
Ground floor	Entrance Foyer	--
First floor	Open plan office, meeting room, kitchen, toilets	2,984
Second floor	Open plan office, meeting rooms, kitchen, toilets	3,856
	<b>TOTAL NIA</b>	<b>6,840</b>

## SERVICES (not tested)

Mains water, electricity and drainage are connected. The premises have the benefit of a full air conditioning system.

## VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate. VAT is not applicable.

## RATING

Rateable Value - £25,500  
Rates Payable 2015/16 - £12,571.50

Interested parties should confirm the details with the Local Rating Authority as rateable values can change may be subject to transitional relief.

## TERMS

The premises are available by way of a new effectively full repairing and insuring lease for a term to be agreed and incorporating upward only rent reviews on each 5th anniversary of the term.

## LEGAL COSTS

The tenant is to be responsible for the landlord's reasonable legal costs.

## EPC

EPC Rating - 'E' (103)

## VIEWING AND FURTHER INFORMATION

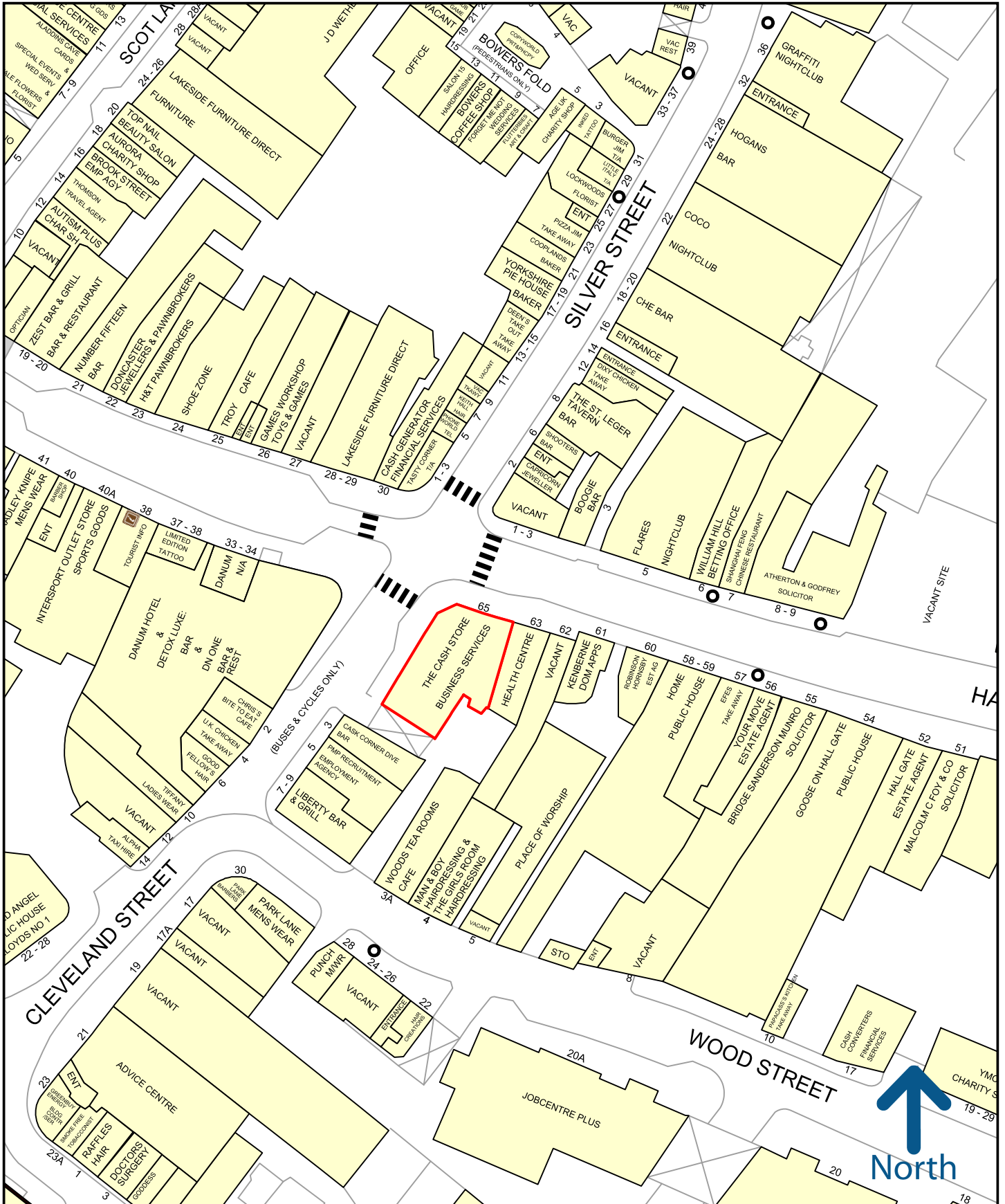
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### IMPORTANT

Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

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Experian Goad Plan Created: 24/03/2015  
Created By: Smiths

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