



**Stonecross House**  
**Doncaster Road, Kirk Sandall Doncaster DN3 1HR**

**OFFICES TO LET**



- 13 Offices suites
- A modern building
- Comprehensively refurbished in 2016
- Very well presented
- Lift
- Parking
- From 21.7 m2 (234 ft2)

**Rents From £3,380 p.a.**  
**(£281.67 per month)**  
**Plus VAT**

[neal@cravenwildsmith.co.uk](mailto:neal@cravenwildsmith.co.uk)

41 Nether Hall Road | Doncaster | DN1 2PG

Registered in England No. 07062547

01302 36 86 86

[www.cravenwildsmith.co.uk](http://www.cravenwildsmith.co.uk)



### Location

Stonecross House fronts on to the main Doncaster Road in Kirk Sandall close to its junction with Sandall Carr Road.

The premises are approximately 0.6 miles from Kirk Sandall Railway Station, 0.8 miles from the ring road and 3.6 miles from Junction 4 of the M18 and its connections with the regional and national motorway network.

The location is shown on the plans below.

### Business Rates

The adopted rateable values in the 2010 list and the draft 2017 list are set out in the schedule below. This information was obtained from an inspection of the VOA website in November 2016.

### Description & Accommodation

An excellent modern office block that was refurbished and divided in 2016 to form 13 individual suites over 3 floors.

The suites are all very well presented and generally benefit from

- Door entry system
- Carpets
- The ground and first floor offices have suspended ceilings incorporating inset lighting.
- Individual heating and cooling systems
- Allocated toilets and kitchenettes
- Allocated bin store

To the rear is a car park with lighting and CCTV.

Details of the individual office suites are set out in the schedule below.

**NOTE: No services or equipment has been tested.**

### Terms:

The offices are available by way of **new 3 year leases.**

The rents include the service charge and buildings insurance but are plus VAT. The tenant shall be responsible for maintaining their own office.

### Rental Deposit:

A rental deposit may be required.

### Legal Costs:

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

### Viewing

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

E-mail: [neal@cravenwildsmith.co.uk](mailto:neal@cravenwildsmith.co.uk)

Search online: [www.cravenwildsmith.co.uk](http://www.cravenwildsmith.co.uk)



		Floor Area		Parking	Rates (RV)			Rent	
		m <sup>2</sup>	ft <sup>2</sup>		2010 list	2017 list	per month	per annum	
Office 1	Ground	44.83	482.42	3	£3,150	£3,650	£572.00	£6,864.00	
Office 2	Ground	54.22	583.41	3	£3,800	£4,400	£693.33	£8,320.00	
Office 3	Ground	43.77	471.01	3	£3,150	£3,600	£550.33	£6,604.00	
Office 4	Ground	77.81	837.22	4	£6,200	£5,400	£979.33	£11,752.00	
Office 5	Ground	59.04	635.26	3	£4,150	£4,750	£749.67	£8,996.00	
Office 6	First	41.83	450.13	2	£2,950	£3,400	£416.00	£4,992.00	
Office 7	First	40.38	434.45	2	£2,800	£3,250	£398.67	£4,784.00	
Office 8	First	49.74	535.22						
Office 9	First	89.64	964.49	4	£6,300	£7,200	£892.67	£10,712.00	
Office 10	First	77.44	833.23	4	£5,300	£6,100	£771.33	£9,256.00	
Office 11	Second	21.70	233.54	2	£1,825	£2,100	£281.67	£3,380.00	
Office 12	Second	119.49	1285.74	5	£7,100	£9,600	£970.67	£11,648.00	
Office 13	Second	80.87	870.12	3	£4,750	£5,500	£658.67	£7,904.00	

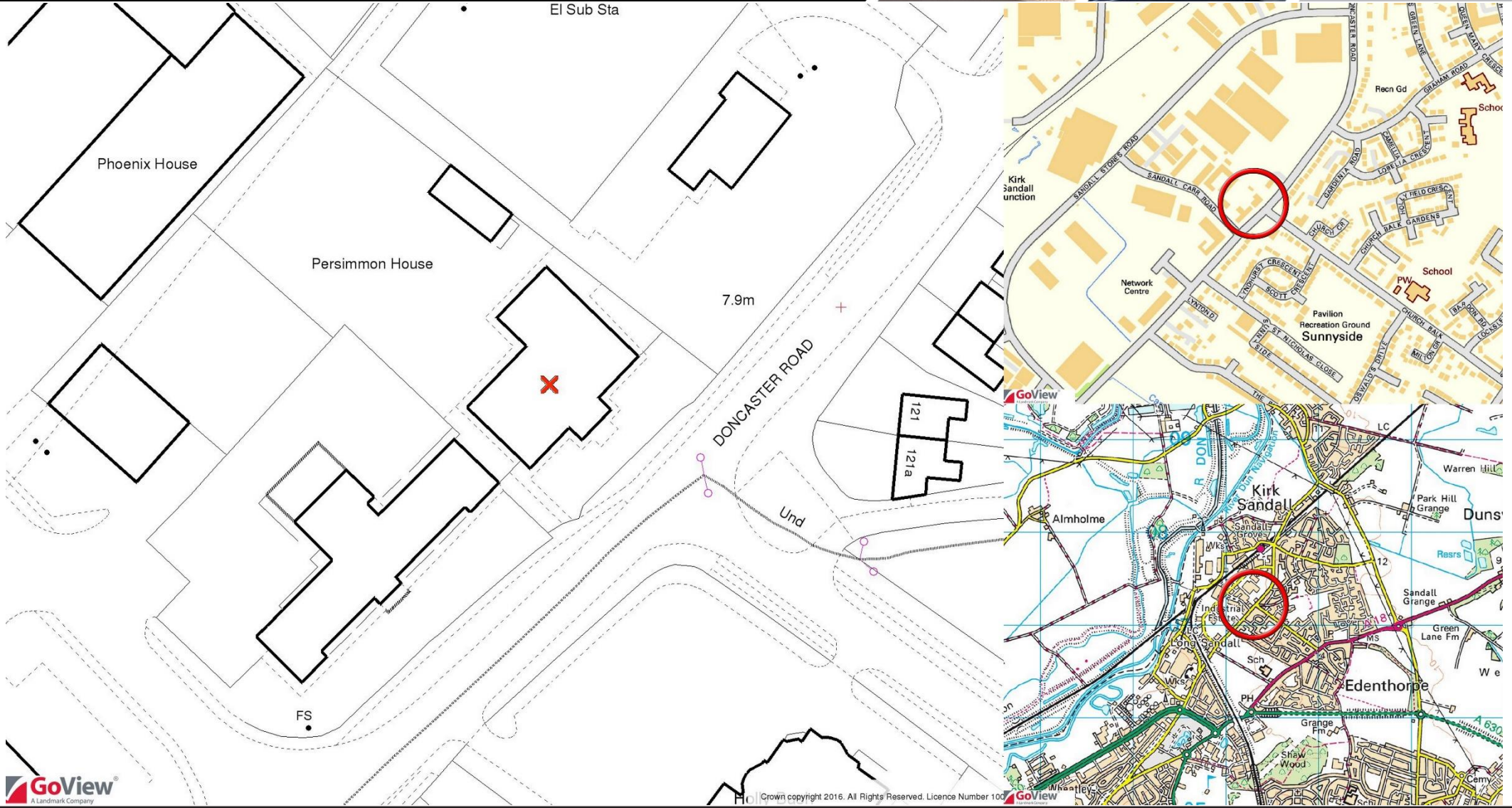




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Residential & Commercial Property Professionals



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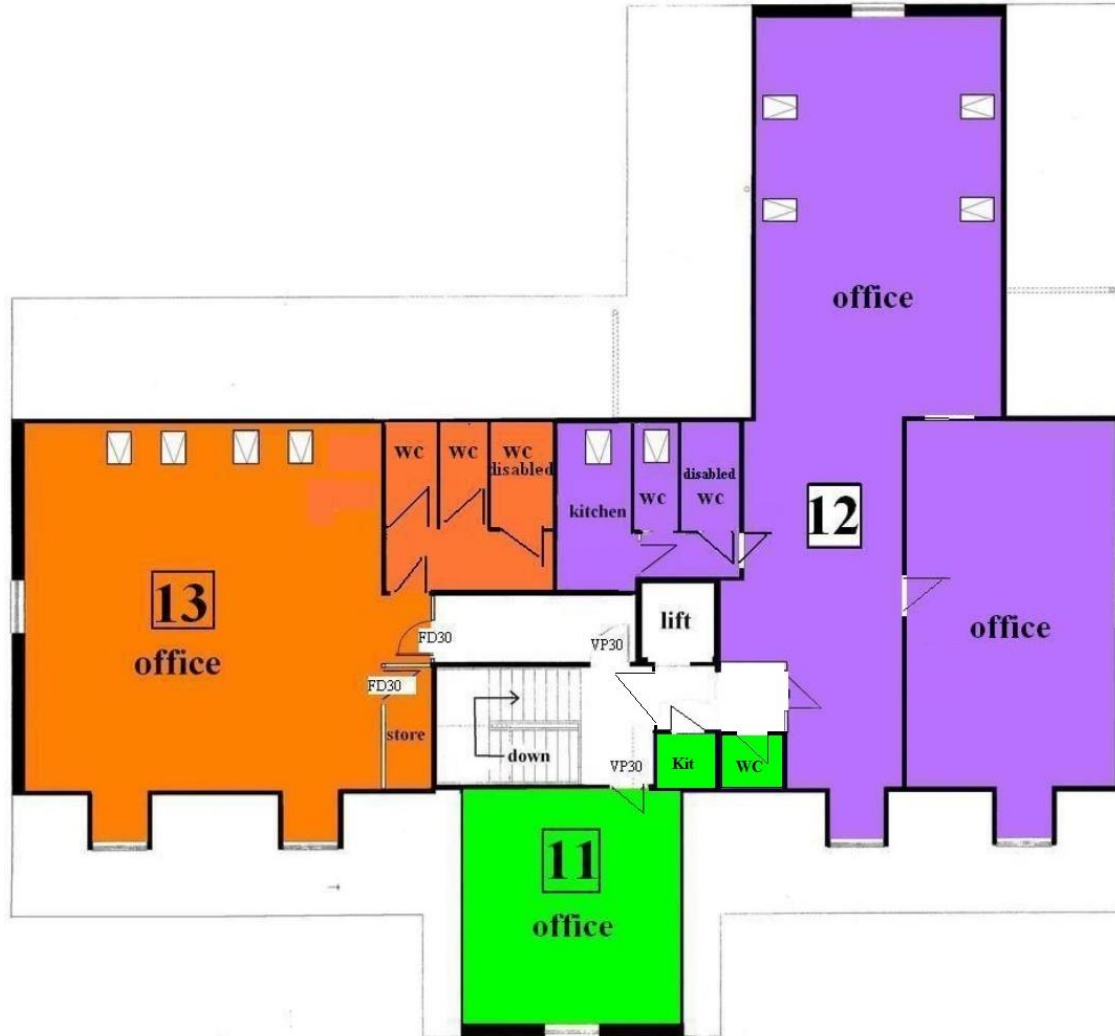




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### ***Energy Performance Certificate (EPC):***

The property has an energy performance asset rating of 78 putting it in band D.

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, simply telephone or call into our office and supply us with the relevant details, which will be passed on to our client. Please note in order to advise our clients regarding any offer received, we will need to establish your ability to proceed, which may include financial qualification by an Independent Referencing Company.

### ***Money Laundering:***

The Money Laundering Regulations 2007 require Craven Wildsmith to formally identify parties to a transaction. Both landlords and prospective tenants will be required to provide proof of identity this can be a passport or photo driving licence AND proof of residential address normally a recent fixed utility account (not mobile phone) or bank statement showing the name and address of the individual.

### ***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](http://www.leasingbusinesspremises.co.uk)

### ***Do you need help setting up your business?***

Doncaster Chamber is an independent membership organisation that has supported and represented Doncaster's business sector for the last seventy years; it is their primary objective to help your business prosper and succeed – whatever the size or sector of the company. For assistance and advice call 01302 554960 and ask for the Business Support team.





## 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.