



**I Power House, Heavens Walk, Doncaster
DN4 5HZ**

Leasehold On Application

TO LET

B1 - Offices

3,908 - 8,000 sq ft (363.05 - 743.2 sq m)

- Prominent office building
- Available floor-by-floor or as a whole
- 38 car parking spaces

Barnsdales has a dedicated team of Chartered Surveyors and Valuers offering valuations, consultancy, rating, investment, rent reviews, lease renewals, building surveying, planning and dispute resolution advice in all our sectors.

RATING

The adopted rateable value in the 2010 list is to be confirmed.

Interested are invited to make their own enquiries with the VOA and/or local authority.

AVAILABILITY

Leasehold On Application

SUBJECT TO CONTRACT**LEGAL COSTS**

Each party is to be responsible for their own legal costs incurred in this transaction.

VALUE ADDED TAX (VAT)

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee or purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

FOLLOW BARNSDALES

Barnsdales are very active on social media, for up to the minute updates please follow us on the following.

follow us on
twitter

**THINKING OF SELLING BY AUCTION?**

If you have a property that might be suitable for sale by auction please contact our strategic partners Regional Property Auctioneers and they will be able to provide you with the best advice 0844 967 0604.

**PHOTOGRAPHS**

**Disclaimer**

Misrepresentation Act 1967: Barnsdales for itself and for the vendor(s) or lessor(s) of this property whose agent it is give notice that:

1. These particulars do not constitute any part of an offer or contract. 2. None of the statements contained in these particulars as to the property(s) are to be relied on as statements or representations of fact. 3. Any intending purchaser must satisfy himself/herself by inspection or otherwise as to the correctness of each of the statements contained within these particulars. 4. The vendor(s) or lessor(s) do not make or give and neither Barnsdales nor any person in its employment has any authority to make or give any representation or warranty whatsoever in relation to the property. 5. None of the building's services or service installations (whether these be the specific responsibility of the freeholder, lessor or lessee) have been tested and are not warranted to be in safe and working order.

Finance Act 1989: Unless otherwise stated all prices and rents are quoted exclusive of VAT.

Consumer Protection from Unfair Trading Regulations 2008 and Business Protection from Misleading Marketing Regulations 2008: Every reasonable effort has been made by Barnsdales to ensure accuracy and to check the facts contained within these particulars are complete. Interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice.