

Units 1 & 2 Trafford Court

Doncaster DN1 1PN

4,790 SqFt (445.06 SqM)

- High quality offices
- Air conditioning
- Town centre location adjacent to railway station
- Car parking available

TO LET

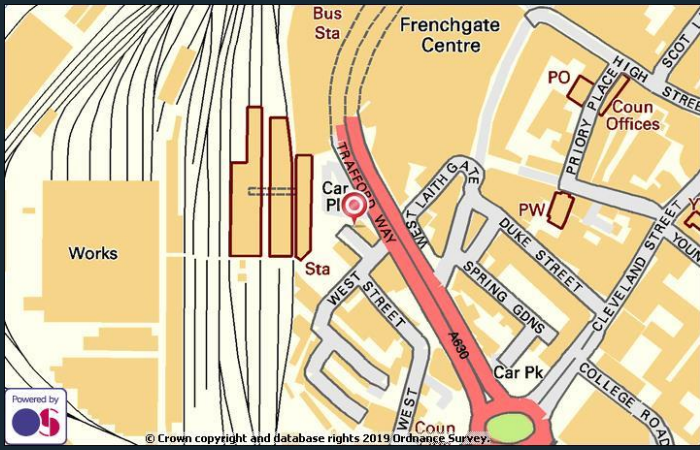


RICS

the mark of
property
professionalism
worldwide

barnsdales™

4 Sidings Court, Doncaster DN4 5NU



LOCATION

The property is located on Trafford Court prominently fronting the A630 (Trafford Way) within Doncaster town centre directly adjacent to the railway station. The property's central location is convenient for all the town centre's retail and leisure offerings as well as numerous other main office occupiers.

Doncaster is located in South Yorkshire approximately 30 miles southeast of Leeds and 25 miles northeast of Sheffield. The town has fantastic motorway links with junctions 3 and 4 of the M18 providing easy access to the A1(M), M1, M180, and M62 Motorways.

DESCRIPTION

The property comprises Units 1 & 2 on Trafford Court, an office development within Doncaster town centre directly adjacent to the train station.

The accommodation comprises a mix of different sized offices, meeting rooms, larger training rooms and stores over ground, first and second floors.

The specification is good with central heating throughout, air conditioning, perimeter trunking and double glazing. There is a large central shared car park for all the units.

RENT

£48,000 per annum

SERVICES

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of D (77). For a copy of the EPC report please contact the letting agents.

RATING

The adopted rateable value in the 2017 list is £46,750.

This information was obtained from an inspection of the Valuation Office Agency website in March 2019.

VALUE ADDED TAX

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.

ACCOMMODATION

The property provides the following accommodation;

Ground Floor	1,689 SqFt (156.91 SqM)
First Floor	1,386 SqFt (127.16 SqM)
Second Floor	1,687 SqFt (155.90 SqM)
Total	4,790 SqFt (445.06 SqM)

INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the agents:

Craig Goody MRICS
Barnsdales - Chartered Surveyors
Tel: 01302 308 182
craig@barnsdales.co.uk

Laura Street AssocRICS
Barnsdales - Chartered Surveyors
Tel: 01302 308 176
laura@barnsdales.co.uk

barnsdales™

01302 323 453

www.barnsdales.co.uk

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.