

TO LET
OFFICE

Circa 13.000 SQ. FT (1.207 SQ.M)



SANDALL STONES ROAD

KIRK SANDALL IND EST

DONCASTER

DN3 1QR

- HIGH QUALITY OFFICES

- AIR CONDITIONING

- 40 PARKING SPACES

- VISIBLE LOCATION

T: 01302 639340

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DESCRIPTION

The property comprises high quality ground floor office accommodation of circa 13,000 sq.ft (1,207sq.m) with air conditioning and off road parking for circa 40 cars.

LOCATION

The property is accessed off Sandall Stones Road on the well-established Kirk Sandall Industrial Estate however has significant frontage to Doncaster Road.

TERMS

Available on a new lease for a term to be agreed on Full Repairing and Insuring terms.

RENT:

£100,000 per annum, exclusive

LEGAL COSTS

Each party to pay their own respective legal costs

BUSINESS RATES

The property has a rateable value of £74,500. Interested parties should contact the local billing authority to enquire about payable rates and any reliefs that may be applicable.

SERVICES

We understand that mains drainage, water and electricity supplies are connected to the building.

VAT

Unless otherwise stated, all prices are quoted exclusive of VAT. Any intending Purchaser must satisfy themselves independently as to the incidence of VAT in respect of any transaction. the incidence of VAT in respect of any transaction.

PLEASE NOTE

The mention of any appliances and/or services within these lettings/sales particulars does not imply they are in full and efficient working order

ENERGY PERFORMANCE CERTIFICATE

An energy performance certificate for this property has been instructed and will be available shortly

Every reasonable effort has been made by Powells to ensure accuracy and to check the facts within these particulars are accurate. Interested parties are strongly advised to verify all information for themselves and to take appropriate professional advice.

Details prepared April 2016

VIEWING

Strictly through sole agent: Powells, 11 South Parade, Doncaster, DN1 2DY:

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