



LWE

Commercial Property Advisers

# TO LET

## OFFICE SUITES

7 Thorne Road, Doncaster, DN1 2HJ



◆◆ LOCATED IN  
PROFESSIONAL AREA

◆◆ AVAILABLE FLOOR BY  
FLOOR

◆◆ FLEXIBLE TERMS

◆◆ CLOSE TO TOWN  
CENTRE

◆◆ 852 - 3,556 SQFT  
AVAILABLE

◆◆ IMMEDIATELY  
AVAILABLE

LWE Commercial, The Orange Rooms, 46 Netherhall Road, Doncaster, DN1 2PZ

Phone: 01302 361445

E-mail: [enquiries@LWEstates.com](mailto:enquiries@LWEstates.com)

Web: [www.LWEstates.com](http://www.LWEstates.com)



## Location

The property is located in Doncaster on Thorne Road one of the main axis into the town centre. Adjacent professional occupiers include Crozier Jones, Taylor Bracewell and the PCT.

The property is close to the junction of South Parade, Hallgate and just along from the junction with East Laith Gate.

## Description

The property comprises of a three storey inner terrace converted former Victorian residence now providing office accommodation on ground, first and second floors along with storage accommodation at basement level.

There is car parking to the rear for up to ten vehicles.

## Accommodation

The property offers office accommodation arranged as follows:

Floor	Area (sqft)	Area (sqm)	Rent pa
Basement	912	84.74	P.O.A
Ground	937	89.29	£8,900
First	852	79.22	£6,500
Second	855	79.49	£5,750
<b>Total</b>	<b>3556</b>	<b>330.37</b>	<b>£22,750</b>

Each floor with have the benefit of 3 car parking spaces to the rear of the property.

## Rents

The commencing rent for the entire building is £22,750 (twenty two thousand seven hundred and fifty pound) per annum . All rents shown are exclusive of all other outgoings.

## Terms

The property is available in whole or in parts for a term in multiples of 3 years to suit user requirements on a fully repairing and insuring lease.

## Costs

Both parties will be responsible for their own legal and professional costs incurred in this transaction.

## Planning

It is assumed that the property currently has the benefit of planning consent for B1 business use. Further enquiries for use class should be made to the letting agent.

## Rates

We are advised by the Valuation Office Agency that the rateable value of the entire property is £20,800 making rates payable for 2008/2009 of £9,609.60 per annum.

## VAT

Where applicable VAT is payable on the rental and other related transactions at the current subsisting rate.

### All Enquiries to Sole Agents

Jamie Smyth - 07725799437 or Jack Smith - 07515198715

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Ref: 1580-01

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