



**Unit 2 (ground) Sidings Court, Doncaster DN4 5NU**

**Leasehold £15,000 per annum**

**AVAILABLE (To Let)**

**Office**

**1,555 SqFt (144.46 SqM)**

- Modern office suit
- 6 dedicated parking spaces
- Close to junction 3 of the M18 Motorway
- Internal inspection highly recommended

**Location**

The unit is located just off White Rose Way, which is the dual carriage way which links Doncaster town centre to the M18 and the A1.

Sidings Court is situated in the heart of one of Doncaster's premier business park and is only moments away from the Keepmoat Football Stadium and the Lakeside Retail Park.

**Description**

Prime Doncaster business park offices to let.

These offices are presented in excellent condition and are available by way of a new full repairing and insuring lease for a term of years to be agreed.

Included with this property are 6 dedicated car parking spaces.

**Accommodation**

We have measured the premises in accordance with the RICS Code of Measuring Practice (6th Edition) and calculated the following:

1,555 SqFt (144.46 SqM)

**Services**

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

**Business Rates**

To be assessed.

**Availability**

Leasehold £15,000 per annum

SUBJECT TO CONTRACT

**Legal Costs**

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

**Inspections & Further Information**

Viewings are strictly by prior appointment with the agent, no direct approach may be made to the property. For an appointment to view, please contact the agent.

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**Value Added Tax (VAT)**

Under the Finance Acts 1989 and 1997, VAT may be levied on the rent/purchase price. We recommend that the prospective tenants/purchasers establish the VAT implications before entering into any agreement.

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.

**Energy Performance Certificate (EPC)**

An Energy Performance Certificate for this property has been instructed and will be available shortly. Please enquire of the agents for more information, alternatively these can be viewed at [www.barnsdales.co.uk](http://www.barnsdales.co.uk)

**Goad Plans**

Goad Digital Plans where provided are for identification only and not to be scaled as a working drawing.

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**Fire Risk Assessment**

We have assumed that a suitable and sufficient Fire Risk Assessment has been carried out. Under the Regulatory Reform (Fire Safety) Order 2005 this assessment needs to be recorded in writing where there are five or more employees, the property is under enactment of a licence or where an alterations notice has been served.

**Asbestos Regulations**

Under the Control of Asbestos Regulations 2006 (CAR 2006), the owner or tenant of the property, and anyone else who has control over it and/or responsibility for maintaining or repairing it, may be under a statutory obligation to detect and manage any asbestos or asbestos related compounds contained within the property. Failure to comply with the CAR Regulations is an offence and could adversely affect the value of the property.

The detection of asbestos and asbestos related compounds is beyond the scope of Barnsdales expertise and accordingly:-

- (1) Barnsdales makes no representation as to the presence or otherwise of any asbestos or asbestos related compounds in the property.
- (2) Barnsdales strongly recommends that prospective purchasers obtain advice from specialist environmental consultants if they have any concerns about asbestos related issues.

## Important Notice

- 1. Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Barnsdales Ltd in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Barnsdales Ltd nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
- 2. Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- 3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- 4. VAT:** The VAT position relating to the property may change without notice.

Barnsdales Ltd is a limited company registered in England with registered number 05521957.

Our registered office is 7 Thorne Road, Doncaster, DN1 2HJ, where you may look at a list of directors' names.

## Valuation Services

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.

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## Thinking of selling by Auction?

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

