



LWE

Commercial Property Advisers

TO LET

OFFICE SUITES

Windsor House, 44 High Road, Balby, Doncaster



- ◆ FLEXIBLE TERMS
- ◆ ALL INCLUSIVE RENT
- ◆ LOCATED ON BUSY ARTERIAL ROAD
- ◆ MINIMUM OF 6 MONTH TERM
- ◆ PARKING AVAILABLE
- ◆ SECURITY ALARM

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

Phone: 01302 361445

E-mail: enquiries@LWEstates.com

Web: www.LWEstates.com



Location

The unit is located at the Junction of High Road and Furnival Road approximately two miles South West of Doncaster Town Centre on the A630 High Road/Balby Road which leads to Junction 36 of the A1(M). The unit is conveniently located five minutes away from Junction 3 of the M18.

Description

The property comprises the end terrace of a red brick building under a tile pitched roof providing good quality office. There is an off road area to the rear with space for approximately five cars.

Accommodation

We currently have the following suites available;

Room	Floor	Area (sqft)	Area (sqm)	Rent
2	Ground	164	15.23	£325pcm
7 & 8	2 nd	180	16.72	£350pcm

Terms

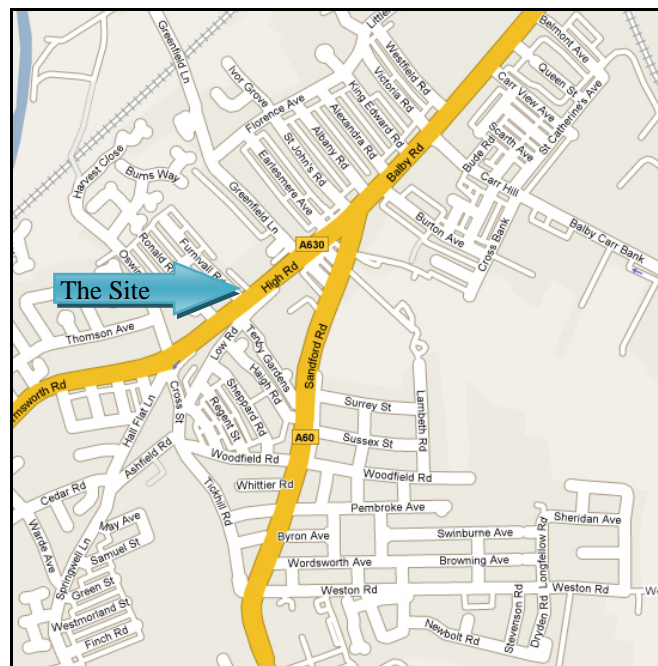
The suites are available on a new 'Easy In Easy Out' leases for a minimum term of 6 months.

Rents

Rent is inclusive of all charges and rates, excluding telecommunications and internet.

VAT

Value added tax will be added where payable at the subsisting rate.



Rates

The rent will be inclusive of all business rates payable.

Planning

The property we understand currently has planning consent for B1 use. Alternative planning uses need to be investigated through the letting agents.

Costs

The ingoing tenant will be required to pay the landlords reasonable legal and professional fees incurred in this transaction.

All Enquiries to Sole Agents

Jamie Smyth - 07725799437 or Jack Smith - 07515198715

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Ref: 1120

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