

**Stone Cross House, Doncaster Road, Kirk Sandall,
Doncaster, DN3 1HR**

**Office
TO LET**



- 13 office suites
- Available space 234 ft² – 842 ft²
- Lift and accessible toilet
- Large carpark
- 360 Tour available (office 5)
- Flexible terms considered
- Close to Doncaster City Centre
- See schedule breakdown for rents

To Let from £300 per month + VAT
laura.h@cravenwildsmith.co.uk



cravenwildsmith

Residential & Commercial Property Professionals



Regulated by RICS



Location

Stone Cross House fronts on to the main Doncaster Road in Kirk Sandall close to its junction with Sandall Carr Road. The premises are approximately 0.6 miles from Kirk Sandall Railway Station, 0.8 miles from the ring road and 3.6 miles from Junction 4 of the M18 and its connections with the regional and national motorway network. Stone Cross is a short drive (4.4 miles) from the Frenchgate shopping centre in Doncaster City centre.

The location is shown on the plans below.

Business Rates

As the offices are below the £12,000 rateable value threshold for paying rates, 100% small business rates relief may be available for eligible occupiers. For further details see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>.

Information was gathered from the VOA website July 2026

Description & Accommodation

Stone Cross House is a modern office block that was refurbished and divided in 2016 to form 13 individual suites over 3 floors with a large car park to the rear.

The suites are all very well presented and generally benefit from: door entry system, carpets, suspended ceilings incorporating inset lighting, individual heating and cooling systems, and allocated toilets and kitchenettes.

The current available offices are :

Office 4 : 842 ft2

Office 5 : 643 ft2

Office 6 : 468 ft2

Office 8 : 535 ft2

Office 11 : 234 ft2

Further details can be found in the schedule below.

Tenure Comments

The offices are available by way of new lease. The tenant shall be responsible for the cost of insurance, all repairs, decorations and a proportion of the cost pf maintaining any common parts. Flexible lease terms available

Rental Deposit

A rental deposit and / or additional security such as a guarantor may be required.

Set up fees

The ingoing tenant to be responsible for all setting up fees incurred within this transaction.

Viewing

For viewings & further information contact: Craven Wildsmith on: **01302 36 86 86**

Email: laura.h@cravenwildsmith.co.uk

Search online www.cravenwildsmith.co.uk

Liley House | 33 Northgate | Tickhill | DN11 9HZ

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Schedule of Rents

Stone Cross House	Rent pcm	Net internal Area m2 (ft2)
Office 4	£916.66 + VAT	78 (842)
Office 5	£666.66 + VAT	59 (643)
Office 6	£433.33 + VAT	43 (468)
Office 8	£580 + VAT	49 (535)
Office 11	£300 + VAT	21 (234)

360° Tour (office 5)



[Click here to view the tour!](#)

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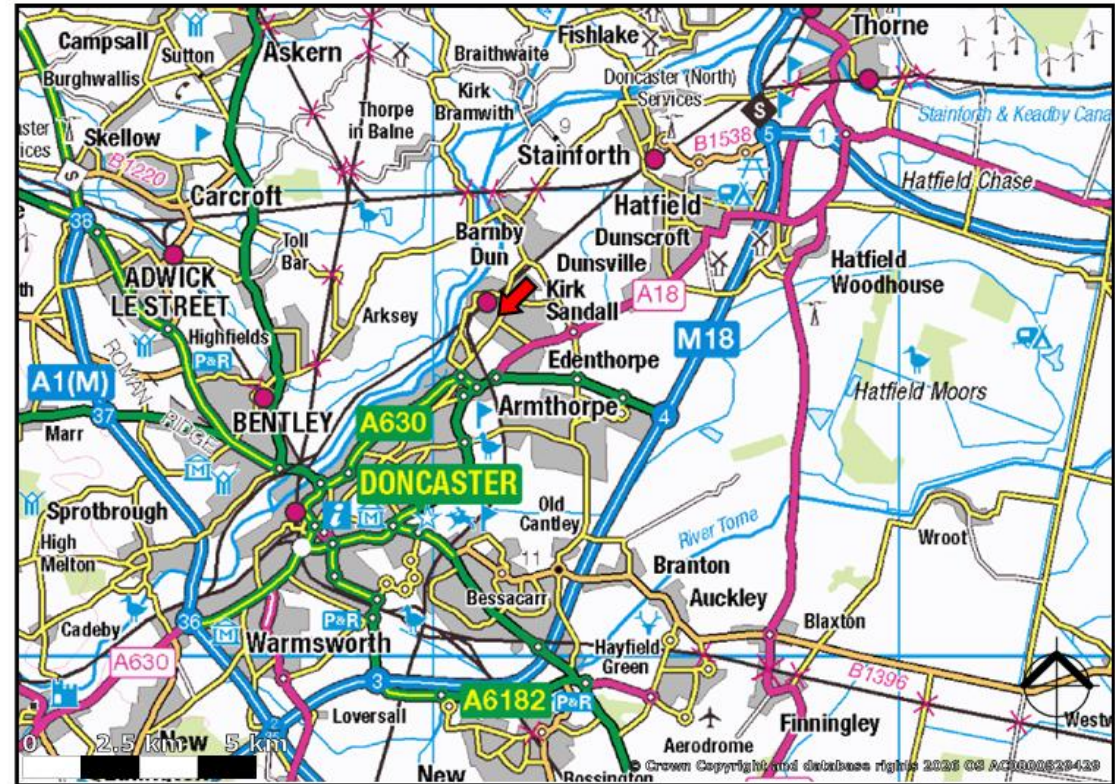
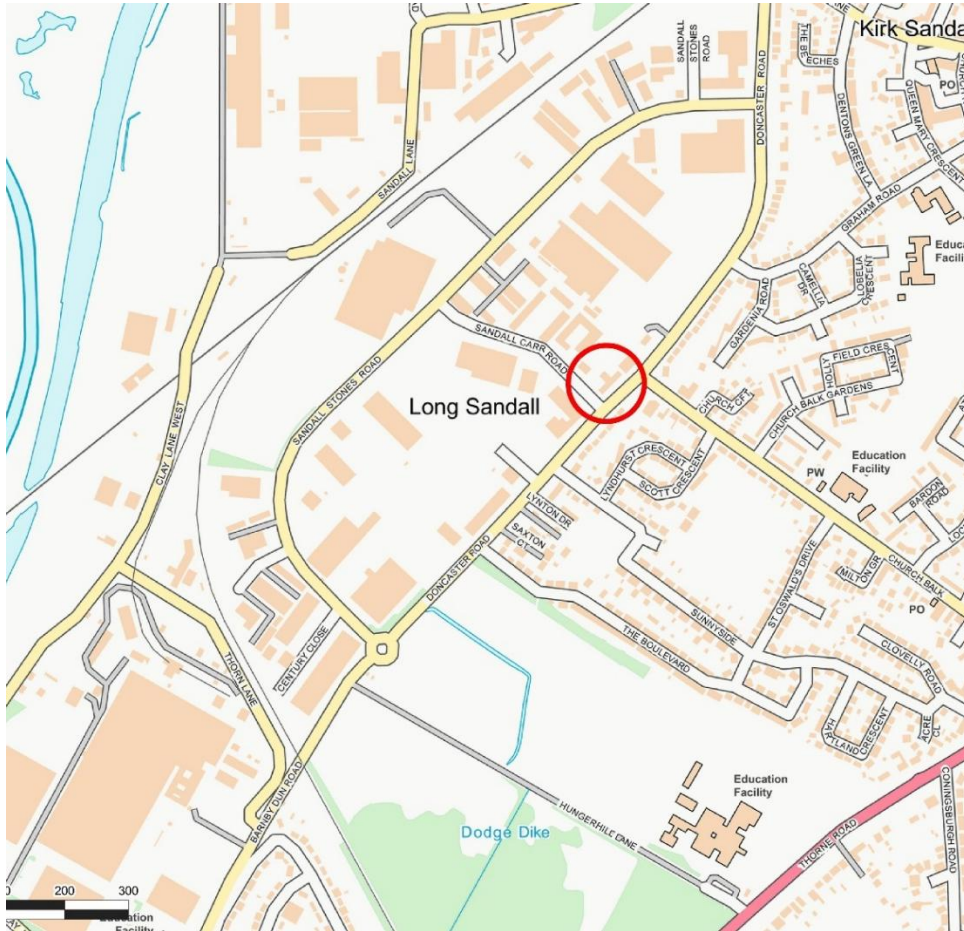
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Plotted Scale - 1:175,000

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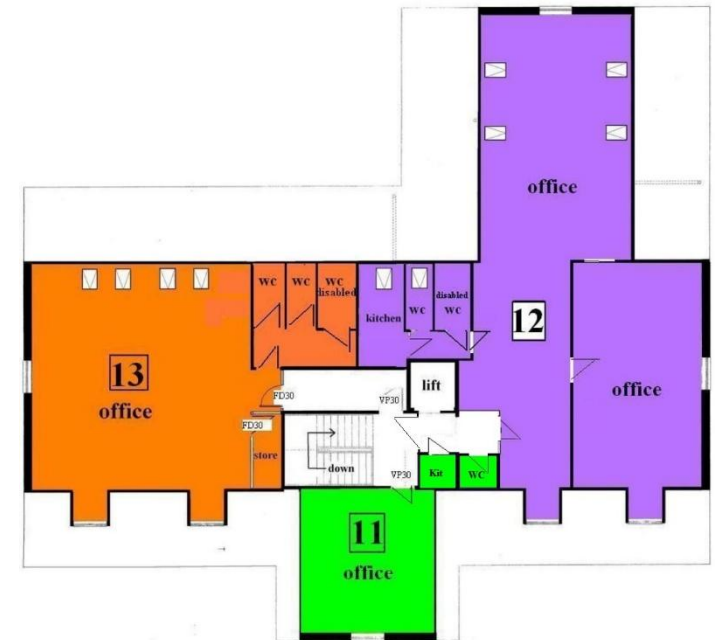
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GROUND FLOOR



FIRST FLOOR PLAN



SECOND FLOOR PLAN

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Energy Performance Certificate (EPC)

The property has an energy performance asset rating of 78 putting it in band D. A copy of the certificate and recommendations report is available on request.

An EPC is required for virtually all properties that are to be let or sold, if you require an EPC please ask us for more information.

Anti-Money Laundering (AML):

To comply with AML Regulations, identity checks and confirmation of the source of funding is required from any purchaser or lessee.

To let a property from Craven Wildsmith, you must be able to provide:

- Email address and contact number
- National Insurance Number
- 3 months Full Bank Statements
- 3 Months Payslips
- Proof of Current Address
- Proof of Income
- Previous AST / Mortgage Statement

Code of leasing practice:

Prospective tenants should be aware of The Code for Leasing Business Premises in England and Wales 2007. The code recommends you seek professional advice prior to committing to take a commercial property. The code can be obtained from the agent or downloaded from

www.lettingbusinesspremises.co.uk

Privacy Policy

See <http://craven-wildsmith.co.uk/about/privacy-policy/>



HOW WE CAN HELP YOU.

Craven Wildsmith advise both Landlords and tenants. We can do everything from finding a property to selling it and everything between. Are you **looking for a property** to occupy or as an investment, we have a **property finding service** for residential and commercial properties for both occupation and investment.

Once you have found the property you need to determine if it is the right one. We offer pre purchase or pre tenancy advice including **surveys, valuations and reports on condition**. **Tenants need to take advice before signing a lease; it can save £100,000s at the end of the lease.**

Do you have a property or portfolio to MANAGE? Craven Wildsmith specialise in the letting and management of all types of RESIDENTIAL & COMMERCIAL property. During the term of the lease many types of issues arise including rent reviews, landlord and tenant disputes, dis-repair, rent payment difficulties etc. At the end of a lease we can help with renewal of the lease to the existing tenant or vacation of the property including dealing with any dilapidation (disrepair) or other outstanding issues. We can then **SELL OR LET the property as Craven Wildsmith** – we specialise in the sale and letting of most types of commercial property.

Even if you are not buying or renting from Craven Wildsmith call us on 01302 36 86 86 to discuss how we can help you.

Disclaimer –Craven Wildsmith, any joint agents and their clients give notice that:

1. The information contained in these particulars is made without the responsibility and do not constitute the whole or any part of an offer or contract.
2. Any description, image, dimension, distance or area given or any reference made to condition, working order or availability of services or facilities, fixtures or fittings, any guarantee or warranty or statutory or any other permission or approval or reference to suitability for use or occupation, photograph, plan, drawing, aspect or financial or investment information or tenancy and title deeds or any other information set out in these particulars or otherwise provided shall not be relied on as statement or representations of fact or at all and any prospective buyer or tenant must satisfy themselves by inspection or otherwise as to the accuracy of all information or suitability of the property.
3. No employee of Craven Wildsmith has any authority to make or give any representation or warranty rising from these particulars or otherwise or enter into any contract whatsoever in relation to the property in respect of any prospect purchase or letting including in respect of any resale potential or value at all.
4. Price or rent maybe subject to VAT and any prospective buyer or tenant must satisfy themselves concerning the correct VAT position.
5. Except in respect of death or personal injury caused by the negligence of Craven Wildsmith or its employees or agents, Craven Wildsmith will not be liability, whether in negligence or otherwise howsoever for any loss from the use of these particulars or any information provided in respect of the property safe to the extent that any statement or information has been made or given fraudulently by Craven Wildsmith.
6. In the case of new development or refurbishment prospective buyers or tenants should not rely on any artists impression or architects drawings or specification or scope of works or amenities, infrastructure or services, or information concerning views, character or appearance and timing concerning availability or occupation and the prospective buyers or tenants must take legal advice to ensure that any expectations they may have are provided for direct with the seller or landlord and Craven Wildsmith shall have no liability whatsoever concerning any variation or discrepancy in connection with such matters.