

TO LET

Office Units of various sizes

65 Balby Road, Doncaster DN4 ORE



Summary

65 Balby Road is a detached office block of 5 office units, with frontage onto the busy Balby Road high street. There is plenty of on-street parking on the neighbouring roads, but 1 on-site car parking space can be agreed on separate negotiation.

Situated on the southern side of Balby Road, in close proximity to Doncaster city centre. Excellent connectivity with J36 of the A1(M) located only 1.5 miles west along Balby Road. Individual furnished office rooms with shared kitchen and w/c facilities.

Location

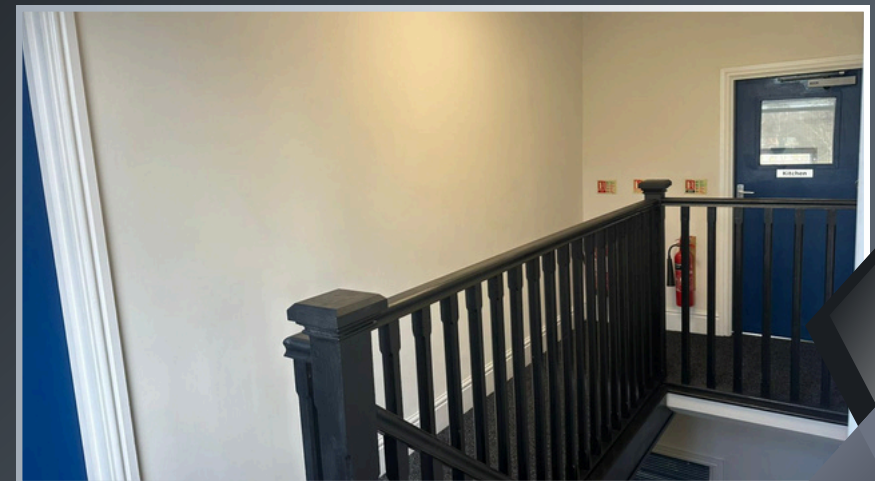
The property is located on the southern side of Balby Road, a key access route leading into Doncaster City Centre from the west and the A1 (M) motorway to the east. Doncaster has a population exceeding 300,000 and occupies a strategic position at the heart of the UK. By road, the Property is located approximately 21 miles northeast of Sheffield, 58 miles east of Manchester and 98 miles east of Liverpool, benefitting from excellent road connections via the M1, A1, and M18.

Description

Office 3 comprises a furnished 350sq ft ground-floor office, open plan space. Being of solid brick walls, it has access to the shared kitchen and w/c facilities in the adjoining corridor, with telecom systems controlling a panel on the road-side front door.

Office 4 comprises a part furnished 200sq ft first-floor office, beneath a pitched tiled roof. Being of solid brick walls, it has access to the shared kitchen and w/c facilities down an adjoining corridor, with telecom systems controlling a panel on the road-side front door.

Office 5 comprises a part furnished 200sq ft first-floor office, beneath a pitched tiled roof. Being of solid brick walls, it has access to the shared kitchen and w/c facilities down an adjoining corridor, with telecom systems controlling a panel on the road-side front door.



Units Available

The property provides the following accommodation units

Unit:	Sq m:	Sq ft:
Office 3	32.51	350
Office 4	18.58	200
Office 5	18.58	200

Terms

The units are available To Let, subject to the following terms and conditions.

Unit:	Rent:
Office 3	£100 p/w (Inc. Utilities)
Office 4	£85 p/w (Inc. Utilities)
Office 5	£85 p/w (Inc. Utilities)

The above rents are stated exclusive of rates and VAT (if applicable). The rent is to be paid quarterly in advance by standing order.





Service Charge

The Tenant(s) will be required to contribute towards the service charge levied by the Landlord in respect of the future repair/ maintenance and upkeep to the common parts of the office building of 65 Balby Road.

Business Rates

Each Tenant will be responsible for the payment of business rates. The units require to be re-assessed for rating purposes following practical completion of the refurbishment works. The units should all fall under small business rates relief, but each tenant will be responsible for applying for this with the council

EPC

EPC Certificate Band D.

Lease Terms

The units are available by way of a new internal repairing and insuring lease(s).
Terms by negotiation.

Contact Now

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Communal Kitchen

