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TO LET

(ASK ABOUT INCENTIVES)

**2340 sq ft WELL LOCATED NICELY REFURBISHED, THREE STOREY OFFICES
WITH ON SITE CAR PARKING**

ADJACENT TO DONCASTER RAILWAY STATION AND FRENCHGATE CENTRE

3 TRAFFORD COURT, TRAFFORD WAY, DONCASTER, DN1 1PN



SITUATION

The property is situated within a purpose built office development on the edge of the town centre and immediately adjacent to Doncaster Railway Station and the new Frenchgate Shopping Centre extension. It is a very prominent and easily accessible location from all the major routes into Doncaster.

DESCRIPTION and ACCOMMODATION

This is the ground, first and second floor of a purpose built office building being part of a development dating from the mid 1980's. It is brick built with a tiled roof and white aluminium feature glazing units.

The accommodation is open plan. It has been refurbished to modern standards and is carpeted with double glazed aluminium windows and gas central heating.

Ladies and Gents WC facilities, including disabled, are provided for the exclusive use of this office.

The net internal floor area is:



	Sq m	Sq ft
Ground Floor	69.58	749
First Floor	65.59	706
Second Floor	82.22	885
	217.39	2340



EXTERNAL

There is a right to park five cars within the common car park area. The car park is barrier controlled.

SERVICES

Mains services comprising water, drainage, gas and electricity are connected. There is a gas fired central heating system.

RATES

An extract from the 2010 Valuation List for Doncaster MDC is reproduced below:

Billing authority reference	Description	With effect from	RV
0036200022006	OFFICES AND PREMISES	01 Apr 2010	£ 25,500

The Uniform Business Rate for 2011/2012 is 43.3p in the £.

LEASE

The property is held by way of a FRI lease which expires on 14th September 2012. The rent passing is £27,819 per annum. A service charge is levied in respect of the maintenance and upkeep of the common landscape and car park areas.

The property is available by way of an assignment or sub lease of the existing lease for the remainder of the term.

VIEWING

By arrangement with Chris Rowlands & Co. 01226 791984 chris@chrisrowlands.co.uk

IMPORTANT NOTICE

Chris Rowlands & Co. as agents for the owner of the property referred to in these particulars, and for themselves and their servants, give notice that:

1. These particulars are provided as a general guide to the property and shall not hereafter become part of any offer or contract.
2. The statements made herein are provided in good faith but without any responsibility whatsoever. It is for the prospective buyer or tenant to satisfy itself by inspection or otherwise as to the accuracy and fullness of the statements made herein and must not, in entering into a contract, or otherwise, rely upon these particulars as statements or representations of fact.
3. If for any reason an interested party wishes to rely on any aspect of the particulars or any statement at any time without further investigation then such interested party should seek written confirmation from Chris Rowlands & Co. who reserve the right to charge a fee as appropriate.
4. Neither the owner, nor Chris Rowlands & Co. or their servants has any authority express or implied to make or give any representations or warranties in respect of the property.
5. In the event of any inconsistency between these particulars and the conditions of sale, the latter will prevail.
6. Chris Rowlands & Co. has not made any investigation into the existence or otherwise of any matter concerning pollution and/or potential contamination of land, air or water and neither has any structural survey been carried out. We are unable to comment as to whether the property is free from deleterious materials. Any references to condition are provided for informal guidance only and are given without responsibility. The prospective buyer or tenant is to be responsible for satisfying itself in these regards.
7. Where measurements and floor areas are stated they have been carried out using a digital measuring device and are in accordance with the RICS Code of Measuring Practice 6th Edition. Measurements and floor areas are provided in good faith for guidance purposes only and a prospective buyer or tenant should satisfy itself as to the accuracy of the measurements and floor areas stated.
8. The prospective buyer or tenant should satisfy themselves as to the status of the property for VAT purposes.