



Fitzwilliam House Business Centre Middle Bank, Doncaster, DN4 5NG

Offices TO LET



- Well-presented Carbon Zero building
- Great location
- Ground floor G1 - 116m² (1,243ft²) flexible layout
- First floor F1 - 61m² (657ft²)
- Onsite parking
- 24hr access
- Electric car charging point
- Rent **INCLUDES** services

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G1 - £1,650 p.c.m plus VAT including services
F1 - £875 p.c.m plus VAT including services



Description & Accommodation

The property comprises a modern detached building divided into a number of office suites. The individual suites are very well presented, and viewing is highly recommended.

The offices have a communal entrance and (unmanned) reception area. Each floor has its own communal kitchen and toilet facilities. All occupiers have the benefit of the garden break out space.

Occupiers have 24-hour access. The building benefits from a communal security alarm and CCTV covering the reception area and exterior.

Location

The business centre is located on a busy commercial area close to Tesco Distribution Centre, XP School, Keepmoat Stadium and Lakeside Village Outlet. Middle Bank leads to White Rose Way which gives access to Doncaster, the ring road, and motorways.

Terms

The property is available by way of a new lease of 3 years or longer. Occupiers are responsible for maintaining their suit in good condition. There is NO separate service charge. **The rent includes the reasonable use of all the utilities including electric, gas, water, building insurance and daily cleaning of the common parts** (if required the office can be cleaned at the same time).

A rental deposit may be required, and the ingoing tenant will be responsible for the set up costs.

Business Rates

Occupiers are responsible for their own business rates, the rateable values in the 2023 list are

Suite G1	£12,500
Suite F1	£7,300

This information was obtained from an inspection of the VOA website in February 2025.

Small business rates relief may be available on this property (up to 100% relief for suite F1), for further details see <https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

Viewing

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

Email: laura.h@cravenwildsmith.co.uk

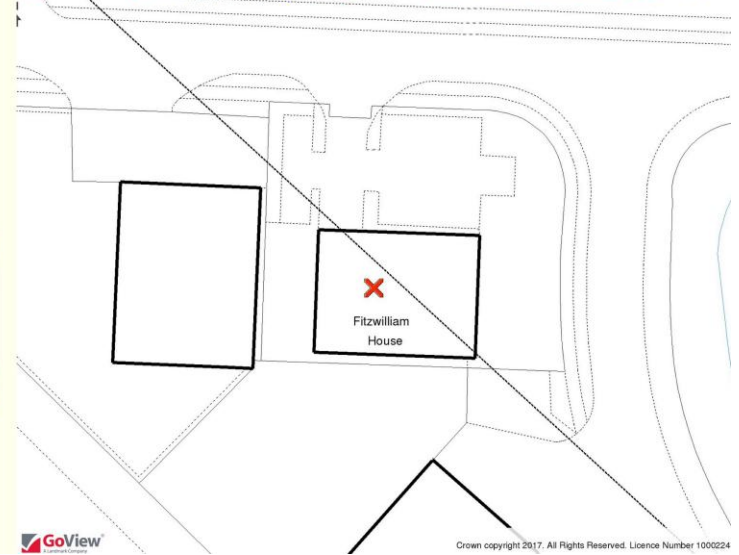
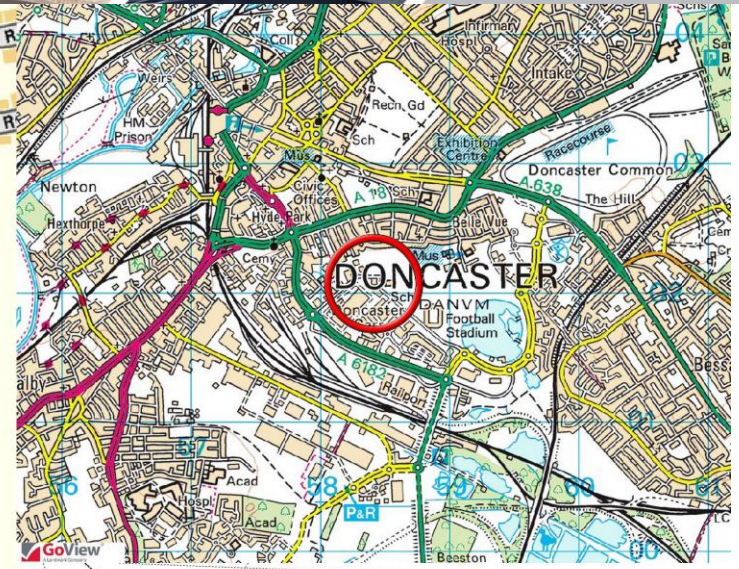
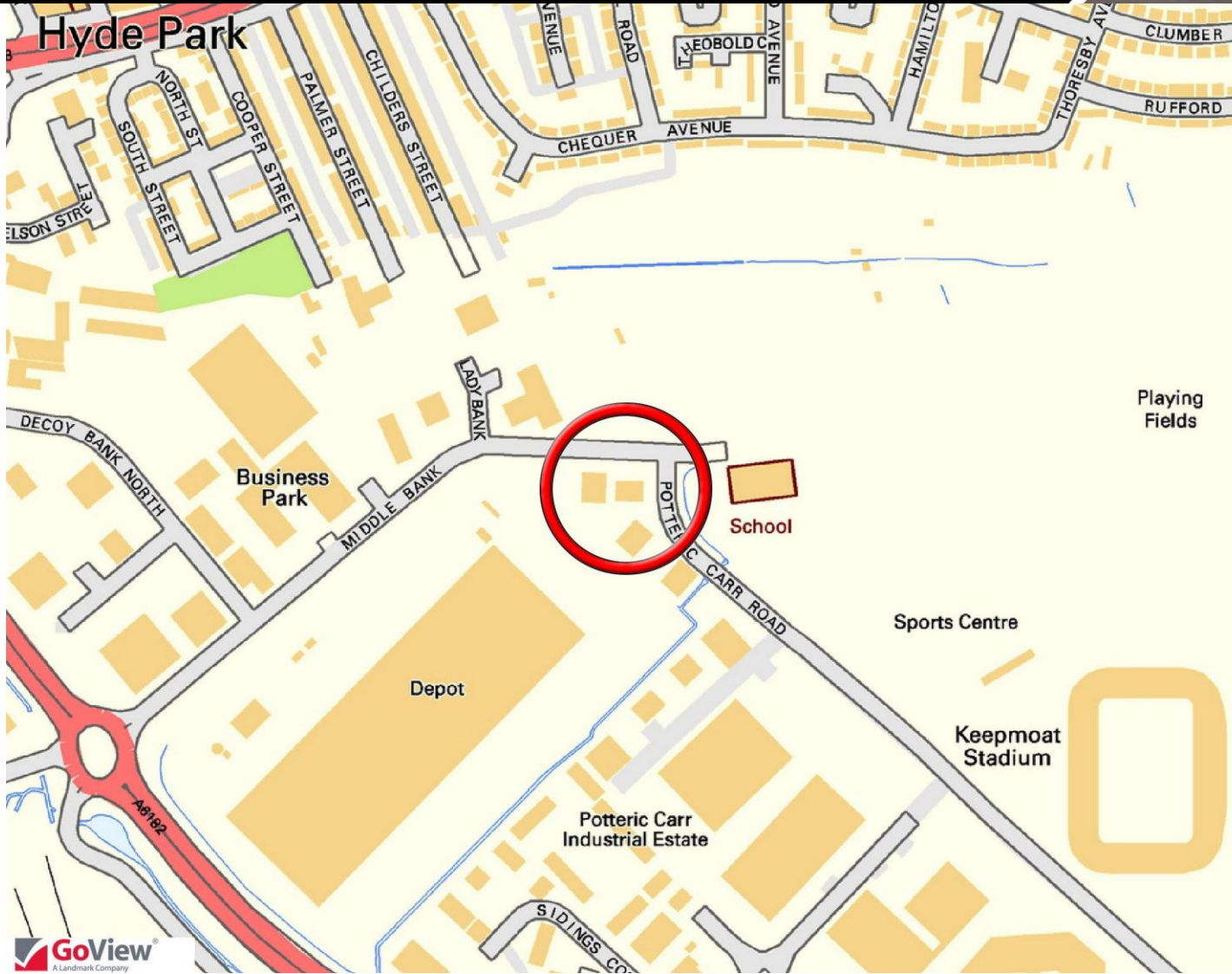
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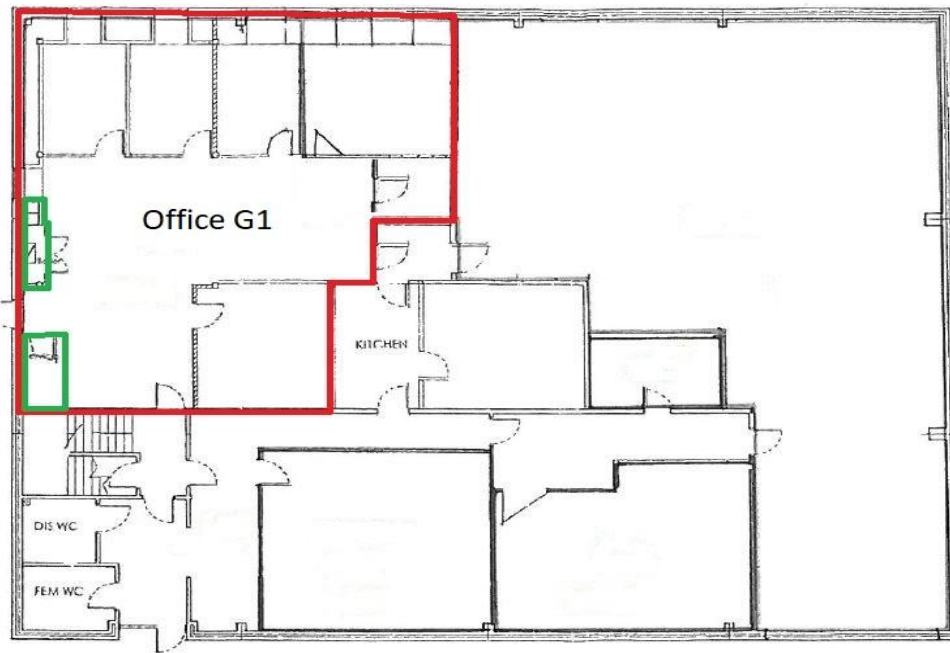
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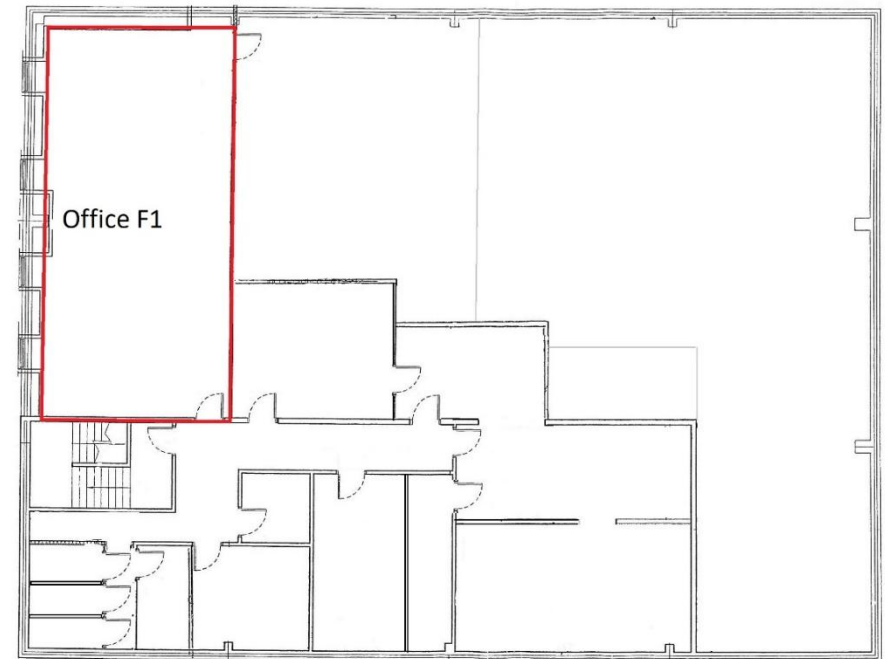


The ground floor suite is currently configured with a central open plan area surrounded by perimeter offices; the approximate layout is shown below. The layout can be reconfigured. NOTE the areas outlined in green are excluded. This unit has electrically operated security shutters to the external windows

The first-floor suite benefits from air conditioning. This suite is primarily open plan with one partitioned office to the rear



GROUND FLOOR LAYOUT



FIRST FLOOR LAYOUT



Fitzwilliam House Business Centre

- 1 Kixx
- 2 Need More Clicks Ltd
- 3 MMYPEM UK
- 4 Turbine Ltd & Keith Brom AC Ltd
- 5 ALAC
- 6 Applaud Business Consultancy
- 7







Office F1



Energy Performance Certificate (EPC)

Fitzwilliam House has an energy performance asset rating of 36 putting it in band B. 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.

Offer Procedure:

To make an offer on this property supply us with the relevant details, which will be passed on to our client. To advise our clients we will need to establish your ability to proceed, which may include financial qualification by an Independent Referencing Company.

Money Laundering:

Money Laundering Regulations require us to identify parties to a transaction. All parties will be required to provide proof of identity.

Privacy Policy

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

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.leasingbusinesspremises.co.uk



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.

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