



**Number One, Railway Court,
Ten Pound Walk, Doncaster, DN4 5FB**

**Office
FOR SALE**



- Ideal for investment or owner occupation
- Well presented
- Great location
- Reception, 8 offices, kitchenette, and WCs
- GIA 188 m2 (2,024 ft2)
- Air conditioning
- Energy efficient with an EPC of B
- 5 allocated parking spaces
- Long Leasehold 999 years from 22 June 2015

For Sale £220,000 plus VAT
laura.h@cravenwildsmith.co.uk

Liley House | 33 Northgate | Tickhill | DN11 9HZ

Registered in England No. 07062547

01302 36 86 86
www.cravenwildsmith.co.uk



Location

Railway Court is well located off Ten-Pound Walk, a popular office location housing many professional businesses. Ten-Pound Walk is just off the busy White Rose Way which forms part of the arterial route into Doncaster City, linking to the A1, Junction 3 of the M18 and wider motorway network.

Terms

The property is currently occupied by Taylor Bracewell Solicitors, who are holding over under the terms of an expired lease. Taylor Bracewell have indicated that they will be giving notice to vacate in due course, so it is anticipated that the property will be available with vacant possession.

The Property is held on a Leasehold Title, for 999 years from and including the 22 June 2015.

Description & Accommodation

An attractive, modern and high-quality semi-detached two-storey office building, benefiting from air conditioning and five allocated parking spaces.

Access is provided via a door entry system into the ground floor accommodation, which comprises an entrance lobby, reception office and three further offices, two WCs, a kitchenette and an under-stairs store. The first floor provides five offices arranged around a central landing, with an additional WC.

The layout offers flexibility for occupation either as a whole or in separate parts, subject to requirements. Please refer to the floor plan below.

The offices are well presented throughout, with carpeted floors and suspended ceilings incorporating inset fluorescent lighting. The windows are fitted with vertical blinds, with built-in security measures to the ground floor.

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

Energy Performance Certificate (EPC)

The property has an energy performance asset rating of 32 putting it in band B. Copies of the certificates are available on request.

Privacy Policy

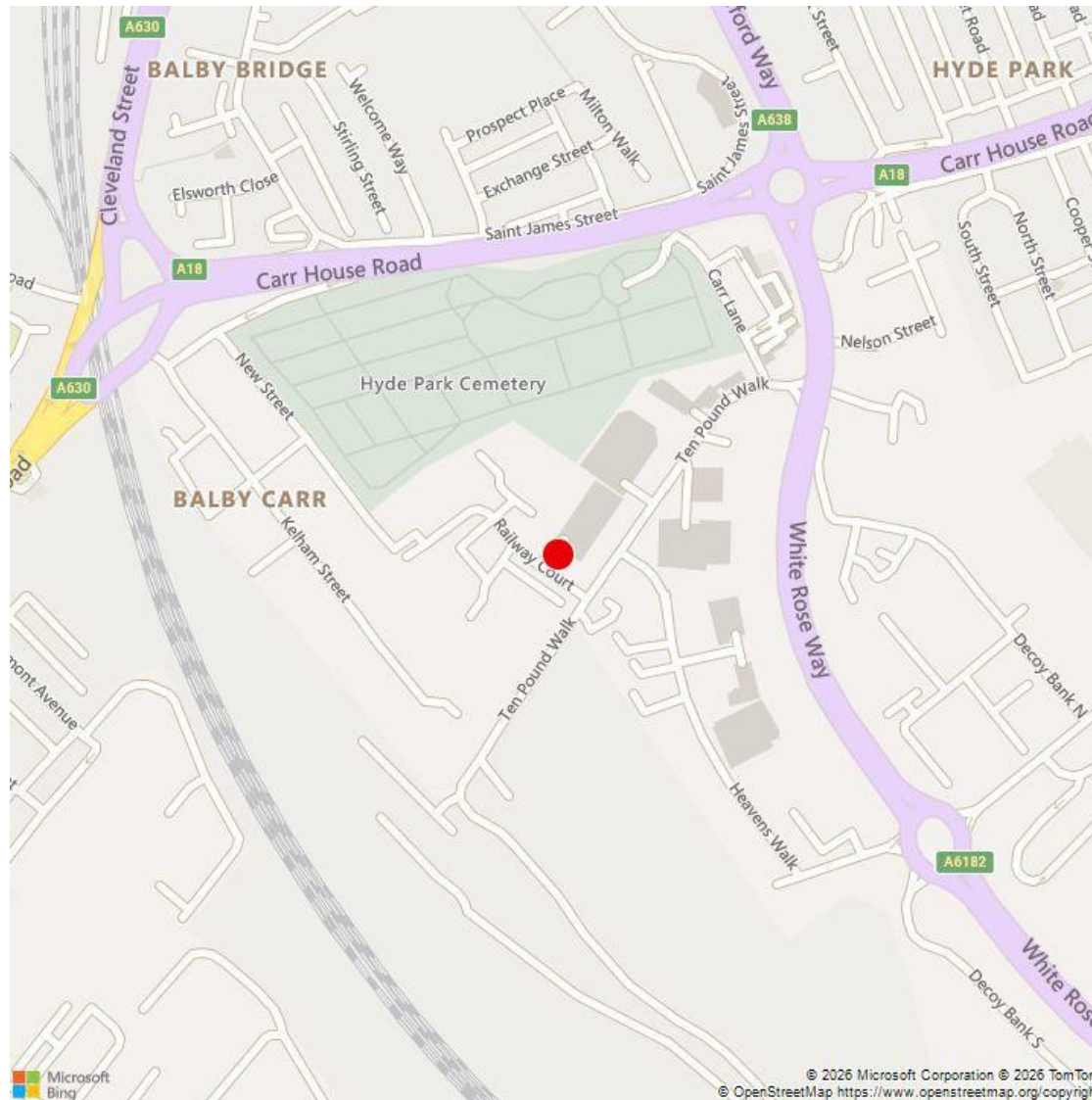
See <http://craven-wildsmith.co.uk/about/privacy-policy/>



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Business Rates

The property is separately assessed, the rateable values (RVs) in the 2026 list are:

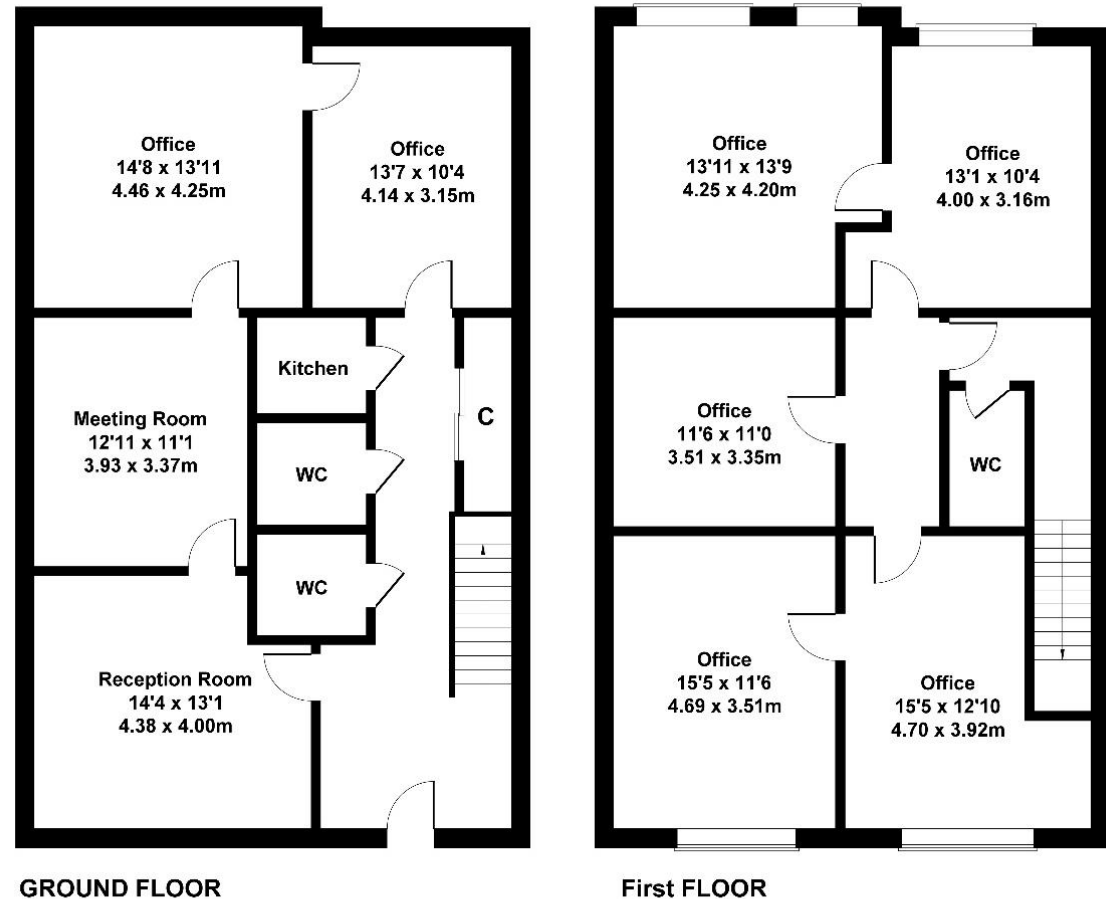
Ground Floor - £9,900

First floor Suite B - £6,700

First floor Suite B - £5,300

This information was obtained from an inspection of the VOA website in August 2026. The **RV is NOT the rates you pay** for further information see <https://www.gov.uk/calculate-your-business-rates>

As the RVs are below the £12,000 threshold, based on the current assessments, 100% small business rates relief may be available to qualifying occupiers.



Not to Scale. Produced by The Plan Portal 2026
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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.