



Farriers Court, Horsefair Green, Thorne, Doncaster, South Yorkshire DN8 5EE

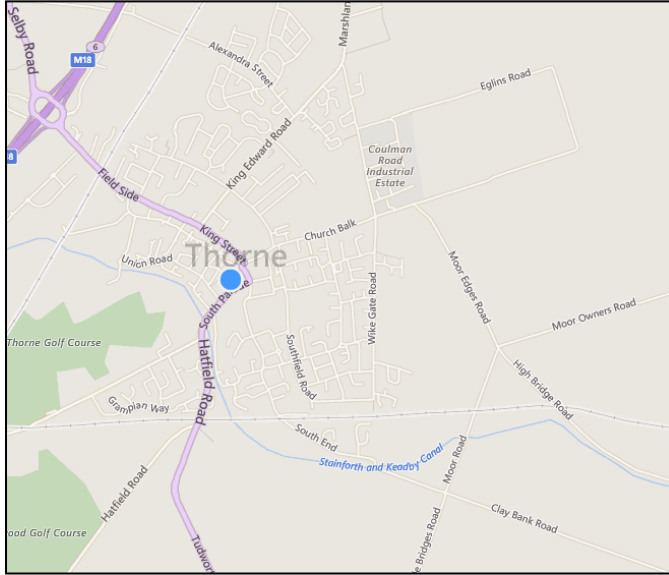
Office Suites To Let From 66 sq m (710 sq ft) To 70.98 sq m
(764 sq ft) approx.



Location

The subject property is situated on Horsefair Green which is just off the A614 main road through Thorne town centre.

It provides easy access to Junction 6 of the M18 and is well sign posted from the surrounding access roads. The M18 provides excellent communication links to the M180, A1M and M1 motorways to the south and the M62 to the north.



Description

Farmers Court is a small purpose-built office development with its own car parking. The buildings offer a variety of suites over single floors to self-contained buildings.

All suites are independently served with mains gas (excluding Unit 4A), electricity and BT. The suites generally offer a mix of open plan or private office space, whilst each suite has some dedicated parking to the rear of the development. There is also a large public car park within easy walking distance of the town centre. The specification includes gas fired central heating, carpets, dedicated WC's, Cat 2 lighting and most suites feature tea point kitchen facilities.

Summary

- Office Suites To Let from 66 sq m (710 sq ft) to 70.98 sq m (764 sq ft) approx.
- Flexible lease terms available.
- Excellent access to M181 and Thorne town centre.
- On-site parking.

Accommodation

The office suite(s) provide the following approximate accommodation which has been measured on a Net Internal Area basis in accordance with the RICS Code of Measuring

	Sq m	Sq ft
Suite 1 Ground / First Floor	66	710
Suite 5 Second Floor	70.98	764

Terms

The suite(s) are available To Let, on the following terms and conditions which are subject to contract.

	Rent Pax	Availability
Suite 1	£7,085	Now
Suite 5	£7,640	Now

The above figures are stated inclusive of maintenance rent but exclusive of rates, VAT (if applicable) and all outgoings. The rental is payable quarterly in advance by standing order.

Lease Term

By negotiation.

Business Rates

The Tenant(s) will be responsible for the payment of business rates. Verbal enquiries with the Local Authority reveal that the units currently attract the following 2023 rating assessments:

Suite 1	£6,000 (Offices & Premises)
Suite 5	£5,100 (Offices & Premises)

NB. The rateable values are below the Government threshold (£12,000) for Small Business Rate Relief and therefore a Tenant may be able to claim 100% exemption from Business Rates provided that they are not claiming Small Business Rate Relief elsewhere. Further details are available from the sole agents. The above figures are subject to the current Uniform Business Rate in the pound. Interested parties are advised to confirm the accuracy of the above figures by contacting the Local Authority directly.

EPC

C65

Suite 1

TBC

Suite 5

A copy of the Certificates and Recommendation Reports are available on request.



Contacts

Sam Fallowfield

01724 294942 | 07340 518003

sam.fallowfield@pph-commercial.co.uk



Duncan Willey

01724 294946 | 07710 344602

duncan.willey@pph-commercial.co.uk



Date: August 2023 File Ref: 11556SO



First Floor, Prince House, Arkwright Way
Scunthorpe, North Lincolnshire, DN16 1AD
01724 282278 pph-commercial.co.uk

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