



DN8 5EE

OFFICE

Farriers Court, Horsefair Green, Thorne, South Yorkshire



www.northerntrust.co.uk



- Prime Location in Thorne town centre
- Situated 1 mile from Junction 6 of the M18 with excellent links to M180, M62 & A1 (M)
- Sizes range from 65 - 167 sq.m (710 - 1,797 sq ft)
- Immediate occupation available
- Arrange a viewing today



OFFICE



OFFICE

Office Space To Let

SIZES FROM

710 - 1,797 sq ft

65 - 167 sq.m.

Over 200 locations throughout the Midlands and the North



OFFICE

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

Location

The property is in the centre of Thorne, which is a market town 10 miles north east of Doncaster, adjacent to Junction 6 of the M18 and well placed for the connections to the M180 and M62.

Description

The property is a modern brick building, developed in the late 1980's. It is a purpose built office development comprising five self contained office suites surrounding a central courtyard, with private car parking and security gates.

The offices are located in a town centre location but with good access to local transport links. There is additional parking next to the scheme on a public pay car park.

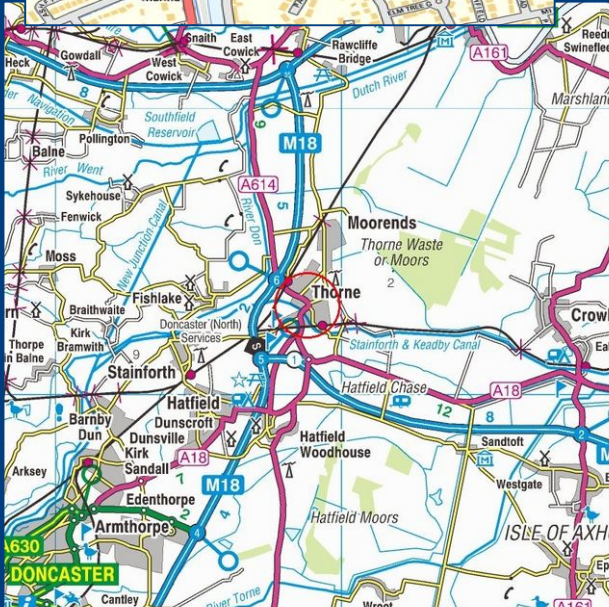
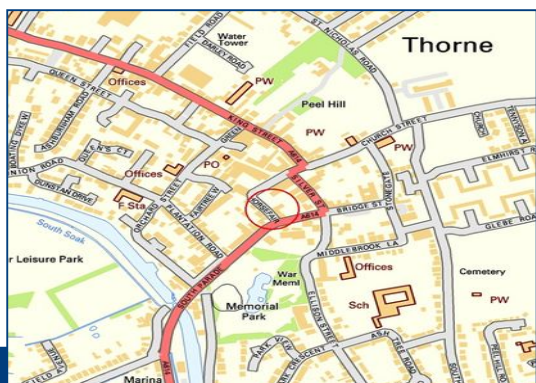
Specification

The scheme has been designed to a high standard and the specification includes the following:

- Car parking spaces included in the rent
- CAT2 Fluorescent lighting
- Fully carpeted
- Tea point with sink
- Gas fired central heating via radiators

Lease Terms

- Available on flexible leasing terms
- Rental on application
- VAT is payable on the rent at 20%
- Each party to be responsible for their own legal and professional costs
- A service charge is payable to cover external maintenance, and the maintenance of the car park and other common areas
- Building insurance premium payable by the Tenant
- Rent deposit payable on commencement of the tenancy
- Arrange a viewing today



OFFICE

MISREPRESENTATION ACT: Whittle Jones on behalf of proposing vendors or lessors and on their own behalf give notice that: (i) These particulars are set out as general information only for the assistance of intending purchasers or lessees. They do not constitute nor constitute part of an offer and will not be incorporated in any contract term; (ii) all descriptions, dimension, references to condition and necessary permissions for use and occupation, and other details are provided in good faith but without any liability of any kind on any proposing vendors or lessors. Any intending purchaser or lessee shall not rely on such information which is given on condition that any intending purchasers or lessors shall satisfy themselves by their own inspections or other enquiries about the property in all respects; (iii) no partner and no person employed by Whittle Jones has any authority to make any representation or give any warranty whatsoever in relation to this property whether on behalf of proposing vendors or lessors of Whittle Jones. Designed and produced by CW Digital tel 01282 858200.

February 2011.

Whittle Jones - Yorkshire

3 Lisbon Square, Leeds LS1 4LY

t +44 (0)113 245 6787 f +44 (0)113 244 9932

