

**TO  
LET**



**REAR OF 32/34 CHURCH STREET**  
**CONISBROUGH**  
**DN12 3HR**

**£10,000 PER ANNUM**

- Modern Office Space to Rent
- One Main Office
- Gated Car Park with Two Parking Spaces
- Area totalling 728 square feet
- Gas Central Heating
- Three Glass Fronted Individual Offices
- E.P.C Rating C
- Long or Short Term

GRANVILLE DUNSTAN AND PARTNERS (CONISBROUGH) LTD  
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**Briefly comprising:**

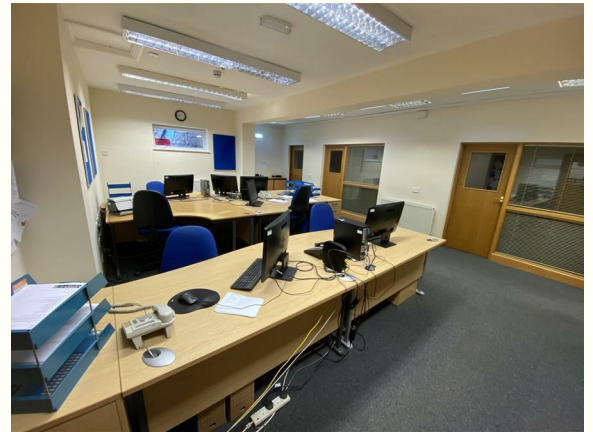
**Main office:**

28'0" x 1811" (8.53m x 551.99m)

Built-in storage cupboards. Three double panelled central heating radiators. Twelve double power points. Internet points. Telephone points.



**Main office:**



**Main office:**



**Office room 1:**

12'3" x 11'4" (3.73m x 3.45m)

Double panelled central heating radiator. Two double power points. Internet points. Telephone point.



**Office room 1:**



**Office room 2:**

11'9" x 8'10" (3.58m x 2.69m)

Double panelled central heating radiator. Two double power points. Internet points. Telephone point.



**Office room 2:**



**Office room 3:**

*11'2" x 8'5"min (3.40m x 2.57mmin)*

Single panelled central heating radiator. Two double power points. Internet point. Telephone point.



**Office room 3:**



**Measuring policy:**

The measurements in this brochure have been taken with a regularly tested disto laser measure. However, accuracy to within 6ins can only be guaranteed and we would, therefore, recommend to a prospective Purchaser that these are not to be relied upon.

**Viewing:**

Please contact Agent.

**Money laundering:**

Estate Agents have been expected to comply with Money Laundering Regulations imposed by the Government, to verify the identity of all clients, both buyers and sellers alike. We would, therefore, ask that you assist us in complying with the regulations by providing identification when making an offer. We are obliged to have sight of original documentation, and will make certified copies. We will inform you at the time of making an appointment which documents might be suitable.

**Energy Performance Certificate:**

Certificate available on request.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	<b>73</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	