

DANUM HOUSE
6A SOUTH PARADE
DONCASTER
DN1 2DY

SERVICED OFFICE BUILDING

TO LET.

- Ground Floor Office
- From 325 to 650 Sq Ft
- All Inclusive Rent & Flexible Terms
- Edge of City Centre Location
- Off Street Parking





LOCATION

The property is prominently located on the southern side of South Parade close to its junction with Thorne Road, Waterdale, and Hall Gate within the central business district of Doncaster and approximately a 10-minute walk from the railway station.

South Parade is a prestigious and well-regarded location for professional businesses adjacent to one of the main arterial routes in to and out of the city centre to the south.

DESCRIPTION

The property comprises an attractive, end of city centre office building. The available office suite is newly decorated and located on the ground floor. It is available as a whole or can be split from 325 to 650 sq ft

The building benefits from the below specification:

- Attractive characterful features
- Shared kitchenette & W/C's
- Central heating
- Door entry system
- Rear parking for up to 5 vehicles
- Recently decorated
- All inclusive rent and flexible lease terms available



SAT NAV: DN1 2DY



CAKED.WIPES.GLASS



RENT & TERMS

All inclusive rent which is inclusive of heating, electric, communal maintenance, external repairs, high speed internet. The property is available to rent on lease terms to be agreed however a minimum term of 2 years is preferred.

BUSINESS RATES

Rateable Value £8,000.

Qualifying occupiers may benefit from 100% Rates Relief.

SERVICES

Mains serviced are connected.

EPC

Rating: E (119)

VAT

No VAT payable.

AML

Tenants will have to supply information to comply with Anti Money Laundering Regulations.

ACCOMMODATION

The property is available as a whole suite, or can be split, from 325 Sq Ft to 650 Sq Ft NIA.

VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

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