

DANUM HOUSE  
6A SOUTH PARADE  
DONCASTER  
DN1 2DY

VARIOUS SERVICED  
OFFICES FROM £75  
PER WEEK (ALL  
INCLUSIVE RENT)

**TO LET.**

- Ground Floor Offices
- From 325 Sq Ft 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 offices comprise of an attractive, end of city centre period building. The available office suites are 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
- 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

Ratable Value: £8,000 for the suite.

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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