

TO LET



**ALBA HOUSE, SOUTH PARADE, DONCASTER,
SOUTH YORKSHIRE, DN1 2DY**

- 1,505 Sq Ft office building
- Attractive period features
- Off road and street parking
- Potential for 100% Rates Relief

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 town centre to the south.

Doncaster City is located in South Yorkshire approximately 30 miles southeast of Leeds and 25 miles northeast of Sheffield. The town has fantastic motorway links with junctions 3 and 4 of the M18 providing easy access to the A1(M), M1, M180, and M62 Motorways.

Description

The property comprises an attractive, terraced office building with a number of offices over ground, first and second floors. To the third floor is an attic providing further storage space.

Internally the offices comprise, solid floors, strip LED lighting, CAT 5 cabling.

To the rear of the property is a surfaced concrete driveway providing up to two car parking spaces.

Accommodation

Ground	351 Sq Ft	(32.61 SqM)
First	419 Sq Ft	(38.93 SqM)
Second	412 Sq Ft	(38.27 SqM)
Third	323 Sq Ft	(30.01 SqM)
Total:	1,505 Sq Ft	(139.82 SqM)

There are 1 to 2 off road parking spaces.

There is also free parking for 2 hours along South Parade.

Terms

The property is available to let on terms to be agreed, however a minimum term of 3 years is envisaged.

The asking rent is £17,500 per annum exclusive.

Business Rates

£9,300 as of April 2023.

Qualifying occupiers may benefit from 100% Small Business Rates Relief.

EPC

D (100)

Services

Mains electric, water and gas central heating are connected.

VAT

VAT is payable on the rent

Viewings

Via the sole agents. For further details please contact:

Contact

Ben Flint

Mob: 07494735001

Tel: 01302 639838

Email: ben@flintrealestate.co.uk

Web: www.flintrealestate.co.uk



Important notice: All statements contained within this brochure have been provided in good faith and are understood to be correct. Anything contained within this brochure is not an offer of contract nor part of one. Accuracy in respect of all statements cannot be guaranteed as we rely on information provided and they do not form part of any contract or warranty and accordingly: 1) Dimensions, distances and floor areas are approximate and given for guidance purposes only. Potential purchasers or tenants should satisfy themselves as to the validity of the guide figures given. 2) Information on tenure of vacancies is provided in good faith and prospective purchasers should have this information verified by their solicitors prior to purchase. 3) Flint Real Estate do not warrant that there are no connection charges inherent in the availability of services to the property. Prospective purchasers or tenants should obtain written confirmation prior to entering into any contract for purchase or lease. Prospective tenants or purchasers must comply with Anti Money Laundering Regulations. Photos taken in May 2023 and brochure prepared May 2023.

