

TO LET



**25 THORNE ROAD, DONCASTER, SOUTH
YORKSHIRE, DN1 2EZ**

- From 77 Sq Ft to 2,159 Sq Ft
- Available From £60 pw + VAT
- All Inclusive Rents & Flexible Terms
- High Quality Offices
- Rear Designated Car Park

TO LET – NEWLY REFURBISHED VERSATILE OFFICCE SUITES WITH PARKING

Location

The property is situated on the edge of city centre in the heart of the cities professional and business quarter.

Thorne Road itself is a well-connected area, close to key transport links, including the Doncaster railway station, making it easily accessible. The surrounding area features a variety of shops, restaurants, and services which all offer convenience.

Doncaster, with a population exceeding 300,000, occupies a strategic position at the heart of the UK. Situated on the East Coast Mainline, the city enjoys over 60 trains daily and benefits from excellent road connections via the M1, A1, and M18.

This thriving city in South Yorkshire is located 32 miles southeast of Leeds and 22 miles northeast of Sheffield. Junction 3 of the M18 Motorway and Junction 38 of the A1(M) are both within 3 miles of the town centre.

Contact

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Description

Freshly refurbished offices/suites present an excellent opportunity for businesses and individuals seeking high-quality, affordable, and flexible workspaces. The offices/suites come in various sizes, each meticulously finished to a high standard, featuring high ceilings that enhance the sense of space and large windows that flood the rooms with natural light. Flexible leasing options are available on easy in/out terms.

The property benefits from the below features:

- High-quality accommodation in characterful property
- Would suit various uses
- Attractive modern décor throughout
- Shared kitchenette and breakout areas
- W/C
- Double glazing throughout
- High ceilings
- Intercom fitted in all suites
- Ample parking
- Flexible lease terms
- Suites from 77 Sq Ft to 2,159 Sq Ft
- Ideal for wellness, hair, and beauty uses
- Potential for 100% business rates relief



Accommodation

Suite spaces of varying sizes, ranging from 77 Sq Ft to 2,159 Sq Ft.

Available on a per room or floor basis.

For further information or floor plans please get in touch with the agents.

Asking Rent

All-inclusive rent starting from £60 per week. The space is available on flexible, easy in and out terms.

All-Inclusive Rent includes:

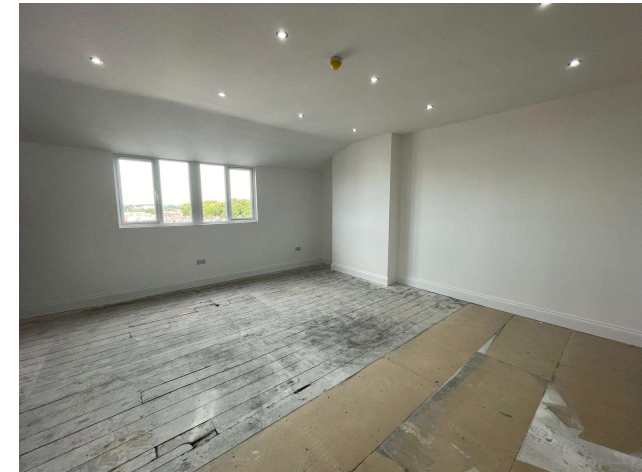
- Buildings insurance
- High-speed internet
- Fair use of utilities
- Regular cleaning
- External and communal maintenance

For full details of what is included in the rent, please get in touch with the agents.

EPC

Current Rating: E

Property will be reassessed imminently as refurbishments are completed.



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Services

Mains water, heating, and electricity will be connected to the property.

Business Rates

Each office is separately assessed. Please contact VOA or the agents for more information.

We expect some occupiers will benefit from 100% rates relief.

Anti Money Laundering

Tenants are required to comply with Anti Money Laundering Regulations.

VAT

Prices are quoted exclusive of but may be subject to VAT.

Viewings

By appointment with the agents below:

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