

THE COACH HOUSE  
PARK TERRACE  
DONCASTER  
SOUTH YORKSHIRE  
DN1 2QQ

CITY CENTRE  
OFFICE / E CLASS  
PREMISES

**TO LET.**

- 83.61 Sq M (900 Sq Ft)
- Good Quality Business Premises
- Suit Various Uses
- City Centre Parking – 2 Spaces





## LOCATION

Doncaster city centre, close to the East Laith Gate and Thorne Road area, popular with professional office uses.

Park Terrace 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 professional services business.

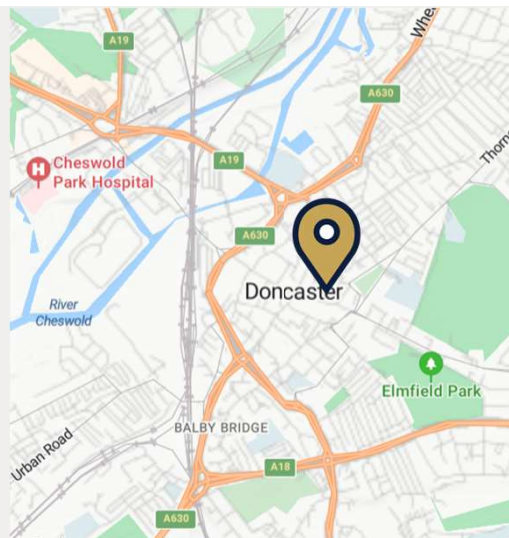
## DESCRIPTION

Self contained office premises in the heart of Doncaster city centre, providing open plan space, ideal for office uses, as well as beauticians, retail, treatment and medical professionals.

The property is set over two floors with a range of open plan rooms, partitioned rooms and a large kitchenette, with W/C. There is off road parking for 2 vehicles.

## ACCOMMODATION

Total NIA: 83.61 Sq M (900 Sq Ft)



SAT NAV: DN1 2QQ



LOVELY.WAKE.BEING



## VIEWINGS

By appointment with the Sole Agents below:

**Ben Flint**

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**Alexandra De Freitas**

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## RENT & TERMS

Available on terms to be agreed.

Asking rent is £10,400 per annum exclusive (£200 per week).

## BUSINESS RATES

Ratable Value: £12,750

Potential for 100% Business Rates Relief.

## VAT

VAT is not payable.

## SERVICES

Mains water and electricity and 3 phase power will be connected to the property.

## AML

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

## EPC

Rating: B



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