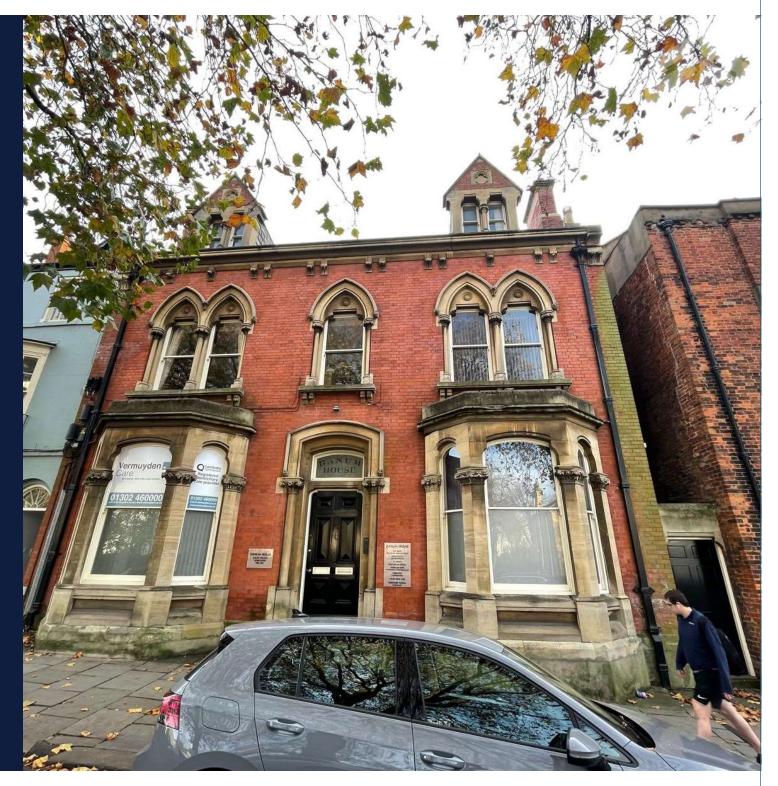
DANUM HOUSE 6A SOUTH PARADE DONCASTER DN1 2DY

# GROUND FLOOR SERVICED OFFICES **TOLET.**

- 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 10minute walk from the railway station.

South Parade is a prestigious and wellregarded 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.



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)

Ű,

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 07494735001 • 01302 639838 ben@flintrealestate.co.uk

Alexandra De Freitas 07538844869 • 01302 639838 alexandra@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) Fiint 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. Brochure and photos prepared November 2024.