

DANUM HOUSE  
6A SOUTH PARADE  
DONCASTER  
DN1 2DY

## LOWER-LEVEL SERVICED OFFICE TO LET.

- Lower-level Offices With Direct Access From The Carpark
- 60 Sq M (650 Sq Ft) NIA
- 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 property is a period end-of-terrace building located on the edge of the city centre. The lower level features an open-plan space, complemented by a separate kitchenette and W/C. The available suite has been newly decorated and is available for immediate occupancy. The space benefits from the below specification:

- Attractive characterful features
- Private kitchenette & W/C
- Central heating
- Door entry system
- Rear parking
- Newly decorated
- All inclusive rent and flexible lease

terms available.

## SERVICES

Mains serviced are connected.



**SAT NAV: DN1 2DY**



**CAKED.WIPES.GLASS**



## RENT & TERMS

Asking Rent is £10,000 per annum (£833 pcm)

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.

## EPC

Rating: E (119)

## BUSINESS RATES

Ratable Value: £6,200 for the suite.

Qualifying occupiers may benefit from 100% Rates Relief.

## VAT

No VAT payable.

## AML

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

## ACCOMMODATION

60 Sq M (650 Sq Ft) N/A.

Private kitchenette and W/C.

## VIEWINGS

By appointment with the Sole Agents below:

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