

# CITY CENTRE MODERN & HIGH-QUALITY OFFICE SPACE

## TO LET.

CLEVELAND HOUSE •  
37 - 47 CLEVELAND STREET •  
DONCASTER • DN1 3DS •



- City Centre Office Space
- 4,000 Sq Ft (NIA)
- High-Quality Office Accom With Lift Access
- Open Plan Accommodation
- Close To The Train And Bus Station
- Excellent Road Links And In A Prime Business Location



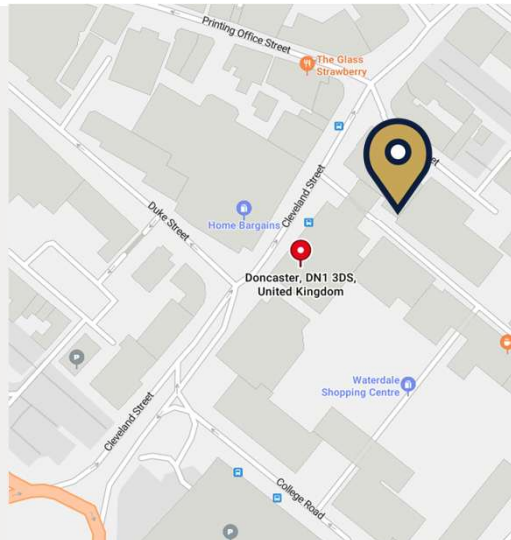




## LOCATION

Cleveland House is prominently situated on Cleveland Street, close to Doncaster town centre. The property benefits from excellent access to the town centre's amenities, transport links and wider road network, including the A1(M) and M18.

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



 **SAT NAV: DN1 3DS**  
 **RICH.TAGS.CROWN**

## DESCRIPTION

Second floor modern office accommodation situated in the heart of Doncaster City Centre. The open plan space benefits from the below specification:

- Open plan space
- W/C and kitchen
- Aircon/air heating
- High-quality space with an attractive full height glazed frontage

## ACCOMMODATION

4,000 Sq Ft (NIA)

## RENT / TERMS

Asking rent: On Application on terms to be agreed.

## BUSINESS RATES

Rateable Value: TBC

## VAT

VAT is payable.

## SERVICES

All main services are connected to the property.

## EPC

Rating: TBC

## AML

Tenants will have to supply information to comply with AML Regulations.



## VIEWINGS

By appointment with the Sole Agents below:

**Ben Flint**

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