

DANUM HOUSE
6A SOUTH PARADE
DONCASTER
DN1 2DY

SERVICED OFFICE
WITH ALL
INCLUSIVE RENT
TO LET.

- Ground Floor Office
- 325 Sq Ft (LAST ONE REMAINING)
- 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

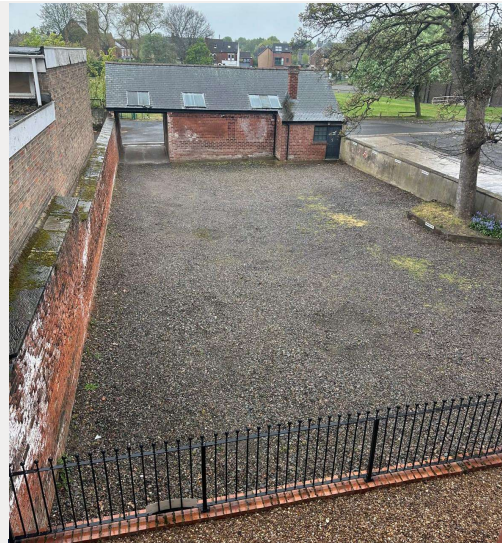
The office comprises of an attractive, end of city centre period building. The available office suite are newly decorated and located on the ground floor.

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.

VAT

No VAT payable.



SAT NAV: DN1 2DY



CAKED.WIPES.GLASS



RENT & TERMS

Asking rent: £7,800 per annum.

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.

SERVICES

Mains serviced are connected.

BUSINESS RATES

Qualifying occupiers may benefit from 100% Rates Relief.

EPC

Rating: E (119)

AML

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

ACCOMMODATION

Ground floor accommodation of 325 Sq Ft

VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

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