

SILVER HOUSE
SILVER STREET
DONCASTER
DN1 1HL

CITY CENTRE
OFFICE SET OVER
TWO FLOORS
TO LET.

- 1,104 Sq M (11,900 Sq Ft)
- Two Floors
- City Center Offices
- Available As A Whole Or Split
- Car Park Nearby
- Lift Access To All Floors
- Flexible Lease Terms Available





DESCRIPTION

City centre offices set over two floors available as a whole or split with lift access to all floors and plenty of parking near by.

- Two floors each providing good amounts of open plan areas
- Partition rooms
- Lift access
- Private Entrance
- Air Conditioned
- Electric heating
- City centre location
- Car park near by
- Private carpark available by separate negotiation
- Excellent road links and in A prime business location
- Within close proximity to the train and bus station
- Price on application

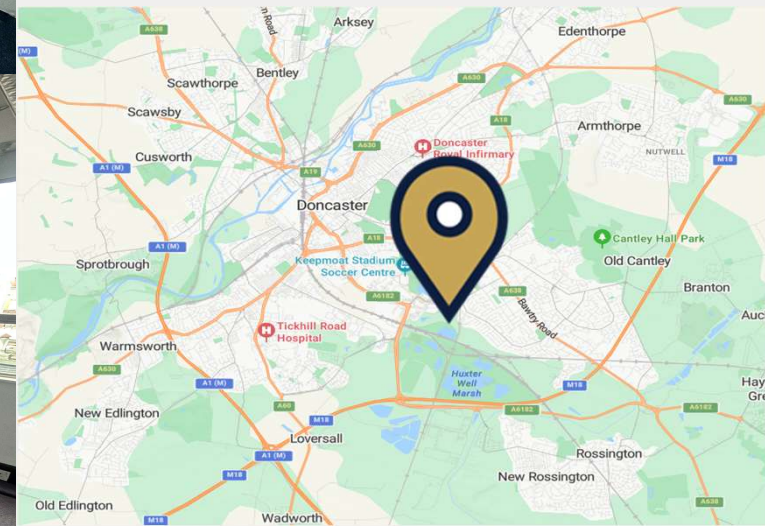


LOCATION

With a frontage on Silver Street and Market Place, the property sits in a prime position with plenty of near by parking. Silver Street is experiencing an increase of footfall with the area benefiting from recent schemes of refurbishment and redevelopment.

National retailers such as JD Wetherspoon, Primark, Greggs, The Train Station is within walking distance along with various council and private car parks.

Doncaster is a city with a population of over 300,000 people and offers a strategic location at the heart of the UK. Doncaster is situated on the east coast mainline with routes to London in under 1-hour 45mins. Doncaster also boasts an international airport.



SAT NAV: DN1 1HQ



EXPECT.RAILS.EQUAL

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ACCOMMODATION

The building extends to a Net Internal Area of 1,104 Sq M (11,900 Sq Ft)

	Sq M	NIA Sq Ft
Second Floor	445	4,800
Third Floor	659	7,100
Total	1,104	11,900

ASKING RENT

Second Floor: £25,000 PAX

Third Floor: £35,000 PAX

Available as a whole or split. Please contact the agents for more information.

LEASE TERMS

The property is available to lease on FRI terms to be agreed.

SERVICES

Mains services are connected.

AML

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



BUSINESS RATES

Interested parties are encouraged to make their own enquiries with the VOA

EPC

Rating: E

VAT

VAT is payable.

VIEWINGS

By appointment with the Sole Agents below:

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