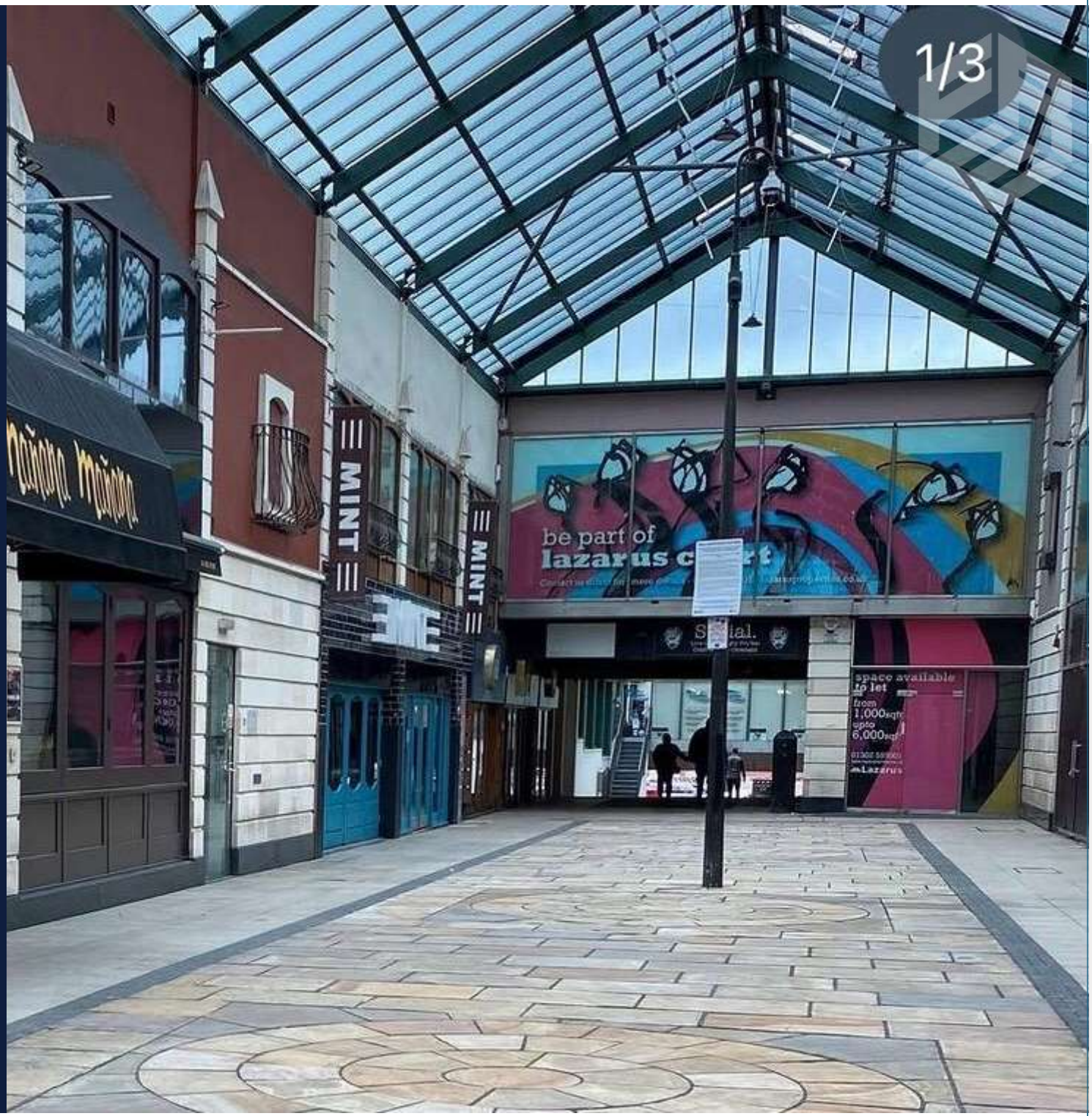
22 – 24 LAZARUS COURT
DONCASTER
DN1 1JE

OFFICE / RETAIL PREMISES SUITABLE FOR A RANGE OF USES

TO LET.

- First Floor Office / Retail Space
- 6,000 Sq Ft Plus Mezz Area
- Excellent Location
- Public Carpark Near By
- Suit A Range Of Retail And Professional Uses

FLINT
REAL ESTATE



22 – 24 LAZARUS COURT
DONCASTER
DN1 1JE

LOCATION

Located within Lazarus Court, this prominent property is situated in the heart of Doncaster City Centre and offers a prime location for a wide range of businesses. The nearby transport links and parking options make commuting easy.

The property benefits from excellent visibility and pedestrian footfall, being situated just off Hall Gate and East Laith Gate, two of the city's principal commercial thoroughfares.

DESCRIPTION

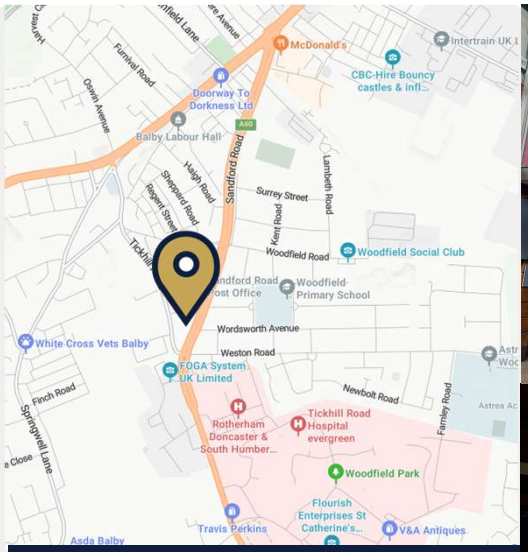
Well located premises in the heart of Doncaster benefiting from the below:

- 6,000 sq ft plus mezz
- Ground floor reception area
- First floor open space easily adaptable
- Suit A range of retail and professional uses
- Excellent location
- Rent incentives available
- Plan available upon request

ACCOMMODATION

The net internal floor area is approximately 6,000 sq ft

***Note the floor areas are provided by the landlord..



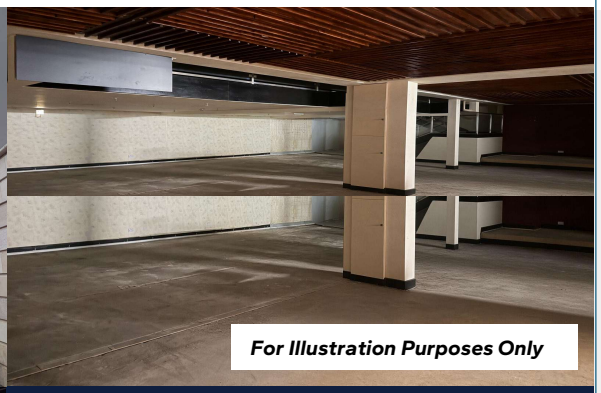
SAT NAV: **DN1 1JE**

/// **SHARES.FAME.LAKES**





For Illustration Purposes Only



For Illustration Purposes Only

RENT / TERMS

Asking rent: POA

On terms to be agreed.

BUSINESS RATES

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

VAT

VAT is payable.

SERVICES

Mains water and electricity, gas 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

07494735001 • 01302 639838

ben@flintrealestate.co.uk

Alexandra De Freitas

07538844869 • 01302 639838

alexandra@flintrealestate.co.uk

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