

TO LET

Individual Serviced Offices on Fully Inclusive Rents
From 200 ft² (18.58 m²) – 287 ft² (26.66 m²)

6 SOUTH PARADE DONCASTER



Property Misdescriptions Act 1991

Messrs. Burgess Commercial for themselves and for vendors and lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessee's, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenant's should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs. Burgess Commercial has the authority to make or give any representation or warranty in relation to this property.

LOCATION

The property is situated approximately ½ mile east of the principal retailing area of Doncaster and within an established professional area of the town. Nearby occupiers include solicitors accountants and the Local Authority. The property also has convenient access for the outlying areas of Doncaster, together with Doncaster Racecourse, The Dome and the M18 motorway.

To the front elevation of the property is free parking for limited periods.

BRIEF DESCRIPTION

The subject property comprises a period office building which has been divided to form a number of self-contained offices with the benefit of communal facilities and dedicated parking. Vacant accommodation is located on ground, first and second floors.

ACCOMMODATION

Approximate net internal floor areas are as follows:

	ft ²	m ²
Ground Floor		
Office One	226	21
Office Two	287	26.7
Second Floor	231	21.5
Lower Ground Floor	199	18.5

SERVICES

Mains electricity, water and drainage are understood to be supplied and connected. None of the services have however been tested. We would recommend all interested parties to satisfy themselves as to the suitability and capacity of all services prior to entering into any legal and financial commitment

FIXTURES & FITTINGS

The fixtures and fittings mentioned in this brochure will remain available for the benefit of the ingoing occupier; neither the Agent nor their Clients can offer any form of warranty as to their working order, or suitability for any particular purpose.

TERMS

Units are available by way of internal repairing agreements, fully inclusive of heat and light, each area of accommodation is separately assessed for rating purposes and each tenant is responsible for discharging their own rates.

Ground Floor	
Office One	£5,500 p.a.
Office Two	£5,500 p.a.

Second Floor	£2,250 p.a.
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Lower Ground Floor	£2,500 p.a.
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Limited car parking may be available at a rental of £600 per annum per car parking space.

VAT

Prices quoted are exclusive of VAT but may be subject to VAT.

PLANNING

The property is suitable for uses falling within Classes B1, B2 & B8 of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005. Perspective occupiers are recommended to liaise with the Local Planning Authority regarding their proposed use prior to entering into any contractual arrangements.

VIEWING & FURTHER DETAILS

Viewing and further information is available by contacting the Sole Agents, Burgess Commercial on 01709 721706 (The premises are in poor order and therefore any party carrying out an inspection should ensure that they are suitably attired and take every precaution to protect their own personal safety).

PROPERTY MISDESCRIPTIONS ACT 1991

Nothing in this brochure may be taken as offering any warranty as to the existence, suitability, adequacy or serviceability of any mains or other service, central heating installation, fixture or fitting, plumbing or wiring installation, security system, remedial or treatment work. Measurements are taken by sonic tape and we would suggest that purchasers satisfy themselves as to their accuracy prior to purchase or lease.