

Property Consultants



Crosthwaite  
COMMERCIAL

**T 0114 272 3888**

Hawk Works, 105A Mary Street, Sheffield S1 4RT

# To Let

Denaby Point, Coalpit Road, Denaby Main DN12 4LH



- **Modern Office Space To Let**
- **Flexible Terms Available**
- **Refurbished Space with Shared Kitchen Facilities**
- **Cheap Quoting Rent - £6.50 per sq ft**
- **566 – 1,674 sq ft (52.6 – 102.9 sq m)**

[www.crosthwaitecommercial.com](http://www.crosthwaitecommercial.com)



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## LOCATION

The property is located off Coalpit Lane, accessed from Denaby Lane, in Denaby Main.

Denaby Lane joins Doncaster Road which in turn leads to Mexborough, approximately one and a half miles to the west, and Conisbrough, approximately two miles to the south east.

Both towns have a train station and several bus services run between the two providing good access to the building.

There are several amenities in close proximity including McDonalds, Costa Coffee, The George and Dragon and Charlie's Café.

## DESCRIPTION

The available accommodation comprises two first floor office suites of 566 sq ft and 1,108 sq ft which can be let separately or together.

The space has recently been redecorated and benefits from central heating, mineral fibre suspended ceilings, Cat II lighting and a shared kitchen.

Externally there is a large shared yard providing car parking.

## ACCOMMODATION

(All net areas are approximate)

First Floor – Suite 1	566 sq ft	52.6 sq m
First Floor – Suite 2	1,108 sq ft	102.9 sq m
<b>Total</b>	<b>1,674 sq ft</b>	<b>155.5 sq m</b>



## LEASE

A new lease is available directly from the landlord for a term by arrangement. Flexible lease terms are available.

## RENT

We are quoting **£6.50 per sq ft exclusive**.

## VAT

If applicable VAT will be payable at the prevailing rate.

## USE

The property currently benefits from an 'E' use class, which includes offices, although other uses will be considered, subject to planning.

## RATING

Interested parties are invited to make enquiries with the relevant authority.

## ENERGY PERFORMANCE CERTIFICATE

Certificate available on request.

## LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

## VIEWING ARRANGEMENTS

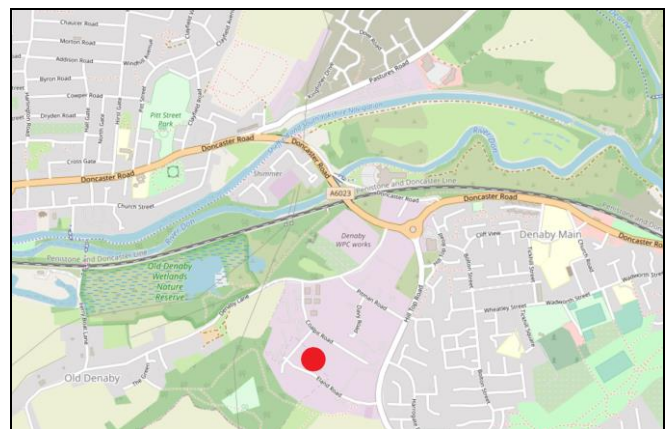
Viewing arrangements, and any further information, can be obtained from the joint agents detailed below.

**Tom Shelton - Crosthwaite Commercial**

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**07738 335 482**

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**SUBJECT TO CONTRACT AND AVAILABILITY**  
**June 2023**