

TO LET

**DENABY POINT
COALPIT ROAD
DENABY MAIN
DN12 4LH**

- REFURBISHED OFFICE SUITES
- FLEXIBLE TERMS
- £6.50 PER SQ.FT
- 566-1,674 SQ.FT (52.6-102.9 SQ.M)



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Denaby Point
Coalpit Road, Denaby Main, DN12 4LH

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- FLEXIBLE TERMS
- £6.50 PER SQ.FT
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Location

The property is located in the village of Denaby main between Conisborough and Mexborough, South Yorkshire.

The property benefits from good transport links with Conisborough and Mexborough both have Railway Stations and the property is close to the A630 which in turn joins the A1 (M) at Junction 36.

Description

The accommodation comprises two first floor office suites which can be let individually or as one suite.

The suites have recently been redecorated and benefit from suspended ceiling incorporating category II lighting, painted plaster walls and carpet floor coverings.

The suites further benefit from a shared kitchen.

Accommodation

The Total Approximate net internal floor areas are:		
	Sq Ft	Sq M
Suite 1	566	52.6
Suite 2	1,108	102.9
Total Approximate NIA	1,674	155.51

All measurements have been taken compliant to the RICS code of measuring practice. These measurements have been taken in metric and converted to the nearest imperial equivalent.

Rateable Value

Interested parties should make their own enquiries with the local rating authority.

EPC

A copy of the Energy Performance Certificate is available on request.

Terms

The suites are available individually or as a whole on flexible lease terms to be agreed by the landlord.

Rental

£6.50 Per Sq Ft

VAT

The prices and/or rentals quoted are exclusive of VAT (if applicable)

Legal Fees

Each party is to be responsible for their own legal costs incurred in any letting/selling transaction.

Viewing

For further information or should you wish to arrange a viewing, please contact the joint letting agents:

Fortune Nguwo

Direct Line: 0113 8480000

Email: Fortune.Nguwo@walkersingleton.co.uk

Tom Shelton

Crosthwaite commercial

Tel: 07738 335482

E-mail: tom@crosthwaitecommercial.com

Ref:

Jun-23



No.1 Aire Street, Leeds, LS1 4PR

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WalkerSingleton
Chartered Surveyors

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