

# TO LET

## MODERN, PURPOSE BUILT OFFICES



**UNITS 1A – 3B AND 4B, ENTERPRISE COURT,  
FARFIELD ROAD, MANVERS, ROTHERHAM S63 5DB**

**103 sq m (1,106 sq ft) to 1,052 sq m (11,320 sq ft)**

- Modern, two storey office building
- Business park location
- Conveniently located close to J36 of the M1
- Extensive on site parking
- Available in part or whole
- Ready for immediate occupation

## Location

Enterprise Court is located at Farfield Park with frontage to the A6023, close to Manvers roundabout, approximately 6 miles from junction 36 of the M1 motorway.

The area is a well known business park and headquarters location with the surrounding buildings comprising a mix of offices, warehouse and distribution units.

## Description

Enterprise Court comprises a small courtyard development of modern 2 storey offices under pitched concrete tiled roof with double glazed aluminium framed window, curtain walling and entrance doors with brick facades.

The property comprises self contained, good quality office space with concrete carpeted floors, plastered and painted walls and suspended acoustic tiled ceilings. Central heating, data cabling throughout and a high speed broadband line is already fitted and available for ingoing tenants. Kitchen and WC facilities are provided in each section of the building.

Security is provided throughout the Estate and the premises can provided fully furnished if required.

## Accommodation

	Sq m	Sq ft
<b>Ground Floor</b>		
Unit 1A	208.65	2,246
Unit 2A	102.77	1,106
Unit 3A	102.77	1,106
<b>TOTAL GROUND FLOOR</b>	<b>414.19</b>	<b>4,458</b>
<b>First Floor</b>		
Unit 1B	209.19	2,252
Unit 2B	109.79	1,182
Unit 3B	109.79	1,182
Unit 4B	209.03	2,249
<b>TOTAL FIRST FLOOR</b>	<b>637.8</b>	<b>6,865</b>

## Terms

The property is available on very flexible terms on either a short or long term basis to suit occupiers requirements.

## Rent

On application.

## Service Charge

To be confirmed

## VAT

All figures quoted are exclusive of VAT if applicable

## Planning

We understand that the property has the benefit of Class B1 (office) consent. Interested parties are advised to make their own enquiries of Rotherham Metropolitan Borough Council on 01709 823835.

## Rateable Value

We understand from the Local Rating Authority that the premises are assessed as follows:

	<b>Suites 1A-2B, 3B, 4B</b>	<b>Suite 3A</b>
<b>Rateable Value 2010</b>	£88,500	£13,000
<b>Rates payable 2010</b>	£36,639	£ 5,382

## Legal Costs

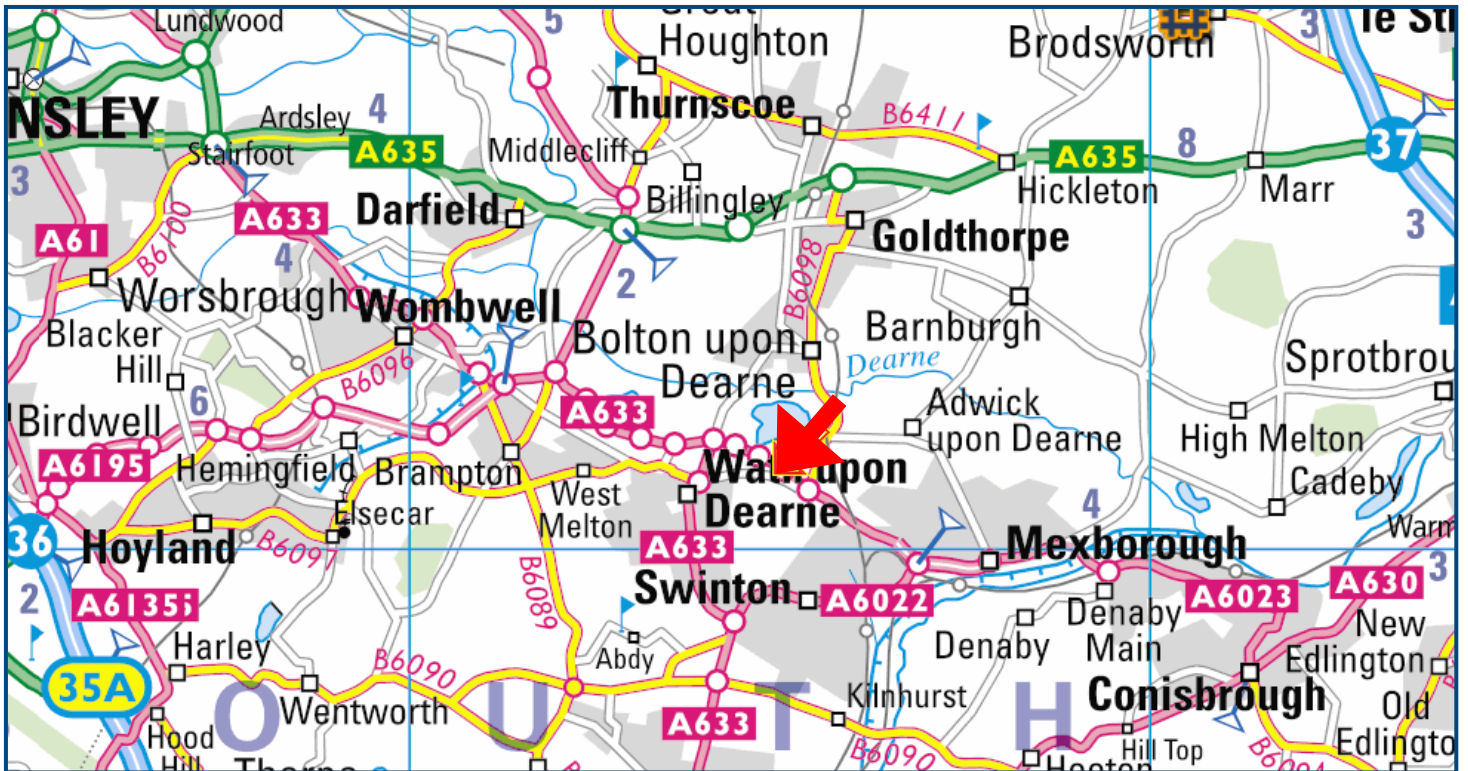
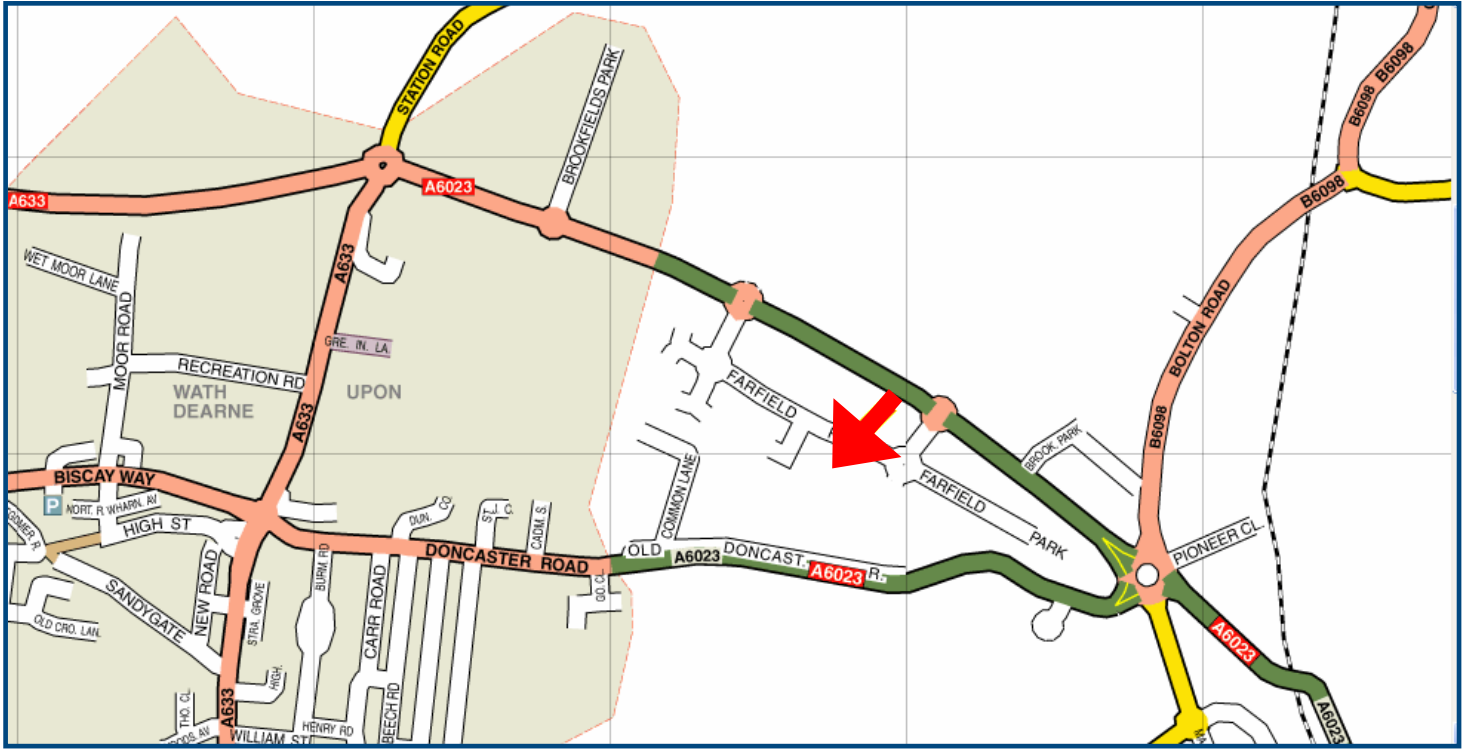
Each party to bear their own legal costs in this transaction.

## Further Information / Viewing

Contact: Alfred Bartlett  
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Enterprise Court, Farfield Park, Manvers, Rotherham S63 5DB



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