

TO LET
(WITH UP TO 12 MONTHS RENT-FREE)

Modern ground & first floor offices within a self-contained development available on a floor by floor basis or as a whole.

2,585 ft² – 5,170 ft²
(240.25 m² – 480.31 m²)

ENTERPRISE COURT
FARFIELD PARK
MANVERS
ROTHERHAM



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 subject property is located at Farfield Park with frontage to the A6023 close to Manvers roundabout, approximately 6 miles from J36 of the M1 motorway. The development is accessed via the A633 (Manvers Way) which links with the M1 at J37 of at J36 (via A6195), and with the A1 (M) at J36 (via A6023). There are a range of occupiers in the vicinity including Premier Travel Inn, Costa, KFC, and Brewers Fayre Pub.

BRIEF DESCRIPTION

Enterprise Court comprises modern business park offices available at ground and / or first floor level. The offices are of brick construction under a pitched roof with double glazed aluminium windows, plastered and painted walls, suspended ceilings, category II diffusers and carpeted floors. There is a kitchen and two W.C's (one disabled). The offices benefit from gas central heating and there is the availability of 8 allocated parking spaces per floor within the forecourt car park.

ACCOMMODATION

Approximate net internal floor area:

Unit	ft ²	m ²
1	2,585	240.25
2	2,585	240.25
7	2,585	240.25

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.

RATING ASSESSMENT

Whilst we have not had sight of any title documentation we are given to understand that each property has the following Rateable Value:

Unit	Rateable Value
1	TBC
2	TBC
7	£17,000

Please note these figures do not constitute the rates payable. For an accurate figure of the business rates payable, and information on any relief, please contact the Business Rates Department at the Local Borough Council.

SERVICES

Mains gas, water electricity 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.

TERMS

Each unit is available by way of a new Lease for a term of 3 years with the first 12 month's rent-free. A rental equating to £7.00 / ft² is payable in the second and third year.

SERVICE CHARGE

An estate service charge is levied at Enterprise Court for the maintenance of the estate which is presently 55p / ft².

ENERGY PERFORMANCE CERTIFICATE

Each unit has an Energy Performance Certificate (EPC) Rating of "C". A copy of the EPC relating to either unit is available on request.

VAT

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

VIEWING & FURTHER DETAILS

Viewing and further information is available by contacting the Sole Agents, Burgess Commercial on 01709 721706.

DISCLAIMER

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 a Disto laser measuring device. We would suggest that purchasers or Tenant's satisfy themselves as to their accuracy prior to purchase or entering into a Lease.