



A modern, first floor suite of offices within a self-contained, secure development, & benefiting from 8 allocated parking spaces.

Unit 2, Enterprise Court, Farfield Way, Manvers, Rotherham, S63 5DB.



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.



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. Unit 2 is situated at first floor level, and benefits from gas-fired central heating, some private offices, a kitchenette. There is the availability of 8 allocated car parking spaces.

Accommodation

Approximate net internal floor area:

First Floor	ft ²	m ²
Suite 2	2,585	240.16



☆ Rating Assessment

We have consulted with the Valuation Office Agency and understand the ground floor has a rateable value of £13,000 and is listed as "Offices & Premises." Please note this figure does not constitute the business rates payable.

💡 Fixtures & Fittings

Neither CPR, nor their clients, can offer any form of warranty as to working order of any fixtures and fittings referred to, or suitability / capacity for any particular purpose. An incoming Tenant / purchaser must satisfy themselves in this regard prior to entering into any legal or financial commitment.

💧 Services

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

📄 Energy Performance

Certificate

The property has an Energy Performance Certificate (EPC) Rating of 61 (Band C). A copy of the EPC is available online or on request.

📄 Terms

Unit 2 is available by way of a new Lease at a rental of £18,095 + VAT per annum.

📄 Service Charge

A building service charge is levied, with the service charge in respect of the subject unit being £194.42 + VAT / month.



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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 Tenants satisfy themselves as to their accuracy prior to purchase or entering into a Lease.

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

The Money Laundering Regulations currently place a legal requirement on a prospective purchaser to provide two acceptable forms of I.D

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