

TO LET
(INCENTIVES AVAILABLE)

Modern offices
From 995 ft² (92.44 m²) – 14,000 ft² (1,300.64 m²)

PATRICK TOBIN BUSINESS PARK
BOLTON ROAD
MANVERS
ROTHERHAM



Property Misdescriptions Act 1991

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 situated within the Dearne Valley area and close to the township of Wath upon Dearne. The property can be accessed by following the A602 along Manvers Way and turning onto Bolton Road. Junction 36 provides the nearest motorway junction from the M1, which lies approximately 6 miles away. The surrounding area primarily comprises of national and regional industrial and office users including Messrs Powergen, Ventura, and Next.

BRIEF DESCRIPTION

Patrick Tobin Business Park comprises a development of purpose built office buildings, which are configured over two floors. The offices are generally open plan whilst having been designed to offer the flexibility of being split into smaller offices or alternatively opened up further to create larger office areas. The development offers floor plates ranging from 995 ft², 1,500 ft² and 3,000 ft². Ample car parking is available. Some offices benefit from Cat 5 cabling and telephone equipment. Marked allocated parking is available immediately to the frontage.

ACCOMMODATION

Approximate net internal floor area:

	ft ²	m ²
Unit A1		
Ground floor	1,480	137.50
First floor	1,480	137.50
Unit A2		
Ground floor	995	92.44
First floor	995	92.44
Unit B1		
LET	995	92.44
First floor	995	92.44
Unit B2		
Ground floor	1,500	139.36
First floor	1,500	139.36
Unit B3		
Ground floor	2,000	185.81
First floor	2,000	185.81
Detached office	3,570	331.66

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

	Rateable Value
Unit A1 & A2	£33,000
Unit B1	
Ground floor	£7,400
First floor	£8,300
Unit B2	
Ground floor	£11,500
First floor	£12,000
Unit B3	
Ground floor	£16,250
First floor	£16,750
Detached Office	£27,500

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

The offices are available by way of a new lease for a term to be agreed with competitive rentals and incentives available.

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 Burgess Commercial on 01709 721706.

PROPERTY MISDESCRIPTIONS ACT 1991

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 sonic tape and we would suggest that purchasers satisfy themselves as to their accuracy prior to purchase or lease.