

FOR SALE / TO LET

New Purpose Built Office Accommodation
From 1,378 ft² (128.02 m²) – 3,545 ft² (329.34 m²)

CONCEPT COURT MANVERS WAY 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

Concept Court is located within the heart of the Dearne Valley Enterprise Zone, approximately 10 miles west of Doncaster, 7 miles south east of Barnsley and 6 miles north of Rotherham.

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, Morrisons Supermarket and Brewers Fayre Pub.

BRIEF DESCRIPTION

Concept Court consists of a new development of 5 office buildings, 3 of which remain available for occupation. The development comprises 3 two-storey office buildings arranged in an 'L' shape around a central courtyard with feature water fountain. There are 2 additional detached units, one at either end of the main block. The development has a secure car parking with allocated car parking to each office building, which is protected by CCTV cameras and electric gates.

The units are of steel framed construction under a pitched roof with stone blockwork elevations and timber detailing. The principal central building also benefits from full height feature glazing looking out over the Old Moor Wetland nature reserve.

In summary the accommodation the accommodation benefits from the following specification:

- Suspended ceilings
- Category II lighting
- Double glazing
- Passenger lifts
- Kitchen facilities to both floors
- Full DDA compliance
- W.C's

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.

ACCOMMODATION

Approximate net internal floor areas:

	ft ²	m ²
Unit 1A	3,515	326.54
Unit 2 – ground floor	2,167	201.28
Unit 2 – first floor	LET	LET
Unit 3	2,755	255.95
Unit 3A	3,545	329.34

Each two-storey office suite may be split on a floor by floor basis. Further details are available on application.

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 suites are available by way of a new lease or licence for a flexible term at rentals commencing from just £5.00 / ft².

TENURE

The property is held on a long leasehold basis for a term of 250 years.

PRICE

Further details are available on application.

VAT

VAT AT the current rate shall be levied on rental & the purchase price.

VIEWING & FURTHER DETAILS

Viewing and further information is available by contacting the Sole Agents, 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.

