



OFFICE

Unit 3A, Concept Court, Manvers, Barnsley, S63

£26,500 Per annum exclusive

- ▶ Total 3557sqft (330.42sqm) NIA
- ▶ Secure allocated parking spaces

- ▶ CCTV and Electric Gates
- ▶ Prominent position on Manvers Way

LOCATION

Concept Court is situated off the A633 Manvers Way, in Manvers, Approximately 7 miles to the south east of Barnsley and 6 miles to the north of Rotherham. The development is well located for access to the motorway network with Junction 36 of the M1 situated approximately 6 miles to the west via Dearne Valley Parkway. Notable occupiers nearby include KFC, Costa Coffee, Greggs and Spar.

DESCRIPTION

Two storey office building set in a courtyard development with accommodation arranged in a combination of open plan and private meeting rooms. The premises benefit from the following specification:

- * Ample on site carp parking - 10 Spaces.
- * Gas central heating
- * Toilet and kitchen facilities
- * Suspended ceilings with integral lighting

ACCOMMODATION

Area	SQ FT	SQ M
Ground Floor	1,778	165.18
First Floor	1,778	165.18
Total	3556	330.36

VAT

VAT is applicable to the rent, service charge and insurance.

RATING

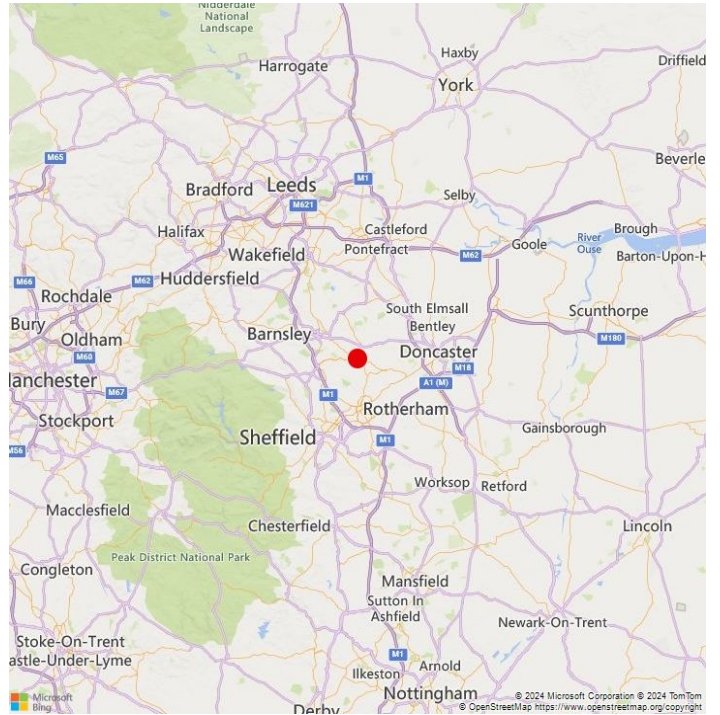
RV £18,250

TERMS

A new full repairing and insuring lease is available on terms to be agreed.

RENT

£26,500 Per annum exclusive



LEGAL COSTS

Each party are to bear their own costs.

EPC

The property has an Energy Performance Certificate rating of 50 (B).

VIEWING AND FURTHER INFORMATION

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