



## Flexible Office Suites within Business Centre 219 - 1,634 Sq Ft (20.35 - 151.8 Sq M)

- Recently Refurbished Suites
- Flexible easy-in easy-out lease terms
- Partially fitted suites with furniture

# Flexible Office Suites within Business Centre

## 219 - 1,634 Sq Ft (20.35 - 151.8 Sq M)

### Location

The Enterprise Centre is situated within Manvers Park. Manvers Way (A633) provides direct access to Dearne Valley Parkway (A6195). The A6195 connects directly to Junction 36 of the M1 approximately 7 miles west.

The Manvers/Wath-uponDearne is an established commercial location which has proved successful over recent years and is home to a number of well-known national multiples and local occupiers. Wath is centrally located with easy access to the centres of Sheffield, Rotherham, Doncaster and Barnsley all within a 10 mile radius.

### Description

The suites and the common parts within the wing of the building have been fully refurbished and offer high quality suites, which have the benefit of being partially fitted with furniture, access to IT connectivity and some with additional conference/interactive facilities, good natural light with central heating and perimeter trunking.

Various suite sizes are available on lease terms to suit an occupier on a semi-serviced basis (inclusive rent payments), making occupation simple and straight forward.

### Accommodation

DESCRIPTION	SQ FT	SQ M
Elm Office	527	48.96
Harris Hawk Office	521	48.4
Sparrow Hawk Office	367	34.09
Stables office	219	20.35
<b>TOTAL</b>	<b>1,634 SQ FT</b>	<b>151.8 SQ M</b>

### Terms

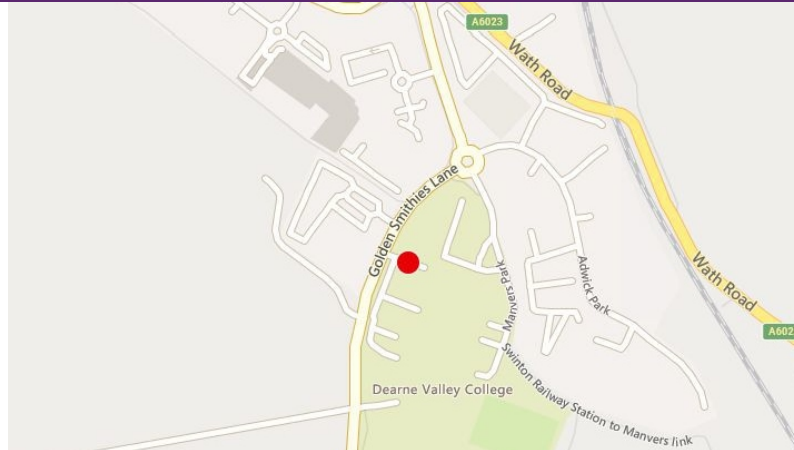
Suites are available to rent on a semi-serviced basis, which means the rent is also inclusive of the service charges costs and utilities. Business Rates are excluded as each suite has the ability to qualify for Small Business Rates Relief.

### VAT

All figures are quoted exclusive of VAT at the prevailing rate.

### EPC Rating

EPC Available upon request



### Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

### Legal Costs

Each party to bare their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP  
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