



### Modern Self Contained Offices

## Renaissance House, Adwick Park, Manvers, S63 5NB

### To Let

- Comprising a total of 2,000 – 4,418 sq ft (185.80 – 410.44 sq m)
- Second floor self contained offices
- Comprising open plan office accommodation, 2 meeting rooms, WC and kitchen facilities.
- Modern specification
- Direct access to Manvers Way
- Competitive rent of only £7.50 per sq ft per annum exclusive

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## Location

The property is situated at Adwick Park, with immediate access off Manvers Way, which leads directly to the Dearne Valley Parkway.

The property is located approximately 8 miles from Junction 36 of the M1, providing good onward connectivity to the remainder of the region.

## Description

The available accommodation comprises a Second Floor, self contained office being open plan having 2 separate meeting rooms, within a three storey detached office building and benefits from the following specification:-

- Raised access floor
- Comfort cooling with central heating
- Suspended ceiling with Cat 2 lighting
- Passenger lift
- Ground Floor reception
- Ample on site car parking

## Accommodation

From the measurements taken on site, we understand the property provides the following net internal area, as mentioned by the Code of Measuring Practice Sixth Edition.

Description	Sq M	Sq Ft
Second Floor Office	410.44	4,418

Brochure: 1 October 2021  
Photographs: October 2019

## Terms

The property is available by way of a new lease direct from the Landlord on terms to be agreed, with a quoting rent of £7.50 per sq ft per annum exclusive.

Short term letting lettings may be considered.

Please contact the Agents for further information.

## Energy Performance Certificate

We understand the property has the following EPC rating - C73.

## Rateable Value

The property has an overall Rateable Value of £62,500 however, the property would be split on a separate assessment for the Second Floor.

Please contact the appropriate Rating Authority for further information.

## VAT

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

## Legal Costs

Each party to be responsible for their own costs incurred in any transaction.

## Further Information & Viewings

Please contact the Sole Agents:

Peter Whiteley - Knight Frank  
Tel – 0114 2729750  
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