



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: 7 November 2019

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:

Ben White - Knight Frank

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