

# TO LET.



*Modern Fitted First Floor Offices with Car Parking, Close to Junction 36 M1.*



**3a Wentworth House, Maple Court, Tankersley, Barnsley, S75 3DP.**

*1,642 sqft (152.54 sqm)*



## Location.

The property is well located to the North of Sheffield City Centre, close to the M1 Motorway at Junction 36, on the established Tankersley estate.

Nearby conurbations include High Green and Chapeltown. The property is well located with good road communication links to Sheffield, Barnsley and Rotherham.

The property can be accessed from M1 Junction 36, take the A61 (Westwood New Road), past the Tankersley Manor Hotel, turning right on to Maple Road, left on to Maple Court and the property is then immediately on the left.

Nearby amenities include Shell Petrol Station with convenience store and McDonalds drive-thru. As previously mentioned the Tankersley Manor Hotel is closeby, providing bar and restaurant accommodation.

The property is also close to Tankersley Park Golf Club and Westwood Country Park.

## Description.

A First Floor office suite is accessed off a communal reception, with staircase access to the First Floor. Off the communal area are the usual toilet facilities.

The suite has been finished to a high standard, providing modern flexible workspace and has the benefit of Cat B fit out. General specification includes suspended ceiling with LED lighting, comfort cooling, double glazed windows and the floor predominantly carpeted. The floor has been partitioned to provide large open plan office, meeting room plus three additional offices and a kitchen / breakout. Externally, we are informed there is car parking for 8 vehicles.

Subject to Contract.

## Accommodation.

The property has the following Net Internal Floor Area of:

1,642 sq ft (152.54 sq m)

## Quoting Price.

The quoting price £13.00 per sq ft per annum exclusive.

## Terms.

The accommodation is available to let by way of a new Full Repairing and Insuring (FRI) Lease on terms to be agreed.

## Service Charge.

A service charge is payable to cover the maintenance and upkeep of the common areas of the estate. The Service Charge is currently running at approximately £0.45p per sq ft per annum exclusive.

## Rateable Value.

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

## EPC.

Available on request.

## VAT.

All figures quoted are subject to VAT at the prevailing rate where applicable.

## Costs.

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



# Contact.

For further information, or to arrange a viewing, please contact sole agents Knight Frank:.

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