

Self Contained Offices To Let

6 Flemming Court
Castleford, WF10 5HW



Self-Contained Office To Let Size 1,661 sq ft (154 sq m)

- Well established Business Park location
- Direct access to J32 of the M62
- High quality pavilion style office
- Excellent nearby staff facilities and transport links

Self Contained Office – To Let

Size 1,661 sq ft (154 sq m)

Location

The Flemming Court development is situated within 2 minutes of Junction 32 of the M62 and is ideally positioned to take advantage of the regional and national motorway network as well as being positioned to easily access the A1M. There are a wide range of excellent amenities and facilities which serve the property including Xscape, Freeport factory outlet, Tulip Hotel, and various leisure and restaurant units all of which are within walking distance of Flemming Court.

Description

The property comprises a semi detached, 2 storey pavilion style office building, situated within a private estate of three terraced office buildings and associated parking.

The property benefits from the following specification:-

- Suspended ceilings with inset Category II lighting
- Perimeter Trunking
- Double Glazing
- Ample WC and kitchen facilities
- Carpeted Throughout
- Generous private dedicated car parking – 8 spaces.

Accommodation

We have been provided with the following Net internal areas for the property:

Accommodation	Sq Ft	Sq M
Ground & FF Total	1,661	154

Availability

The unit will be available in March 2021 and will undergo a full refurbishment follow the vacation of the existing tenant.

Terms

The property is available on a new FRI lease with terms to be agreed.

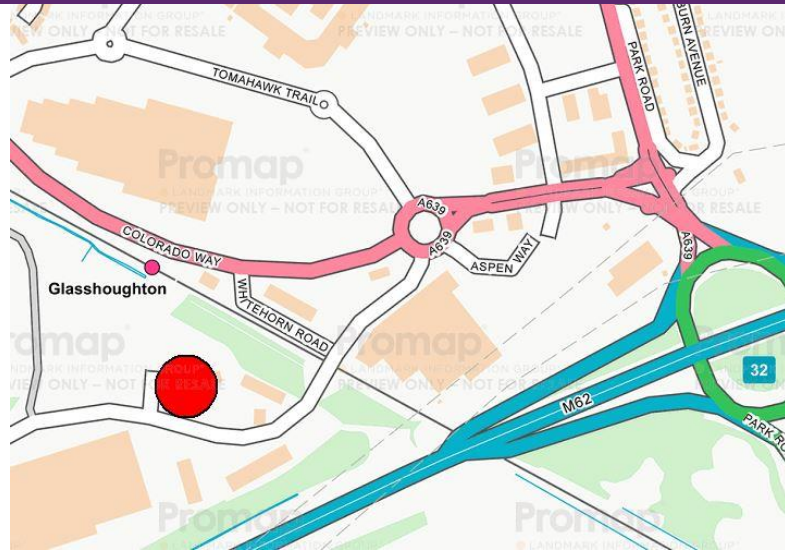
Quoting rent is £30,000 pa.

EPC Rating

Available upon request.

Legal Costs

Each party to bear their own legal costs incurred in any transaction.



Rateable Value

The property is currently assessed as a single demise as “Offices and Premises” and has a rateable value of £13,250.

With business rates relief this equates to a payable amount of **£2,781 pa.**

Occupiers are advised to make their own enquires regards the business rates payable.

Anti-Money Laundering (AML)

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

VAT

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

Further Information

All enquiries through the sole agents CPP:

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Date of Particulars

September 2020

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