



Modern Self Contained Office To Let 2,206 Sq Ft (204.94 Sq M)

- Self contained office to let
- 10 parking spaces
- Modern 2 storey office with lift

Modern Self Contained Office To Let

2,206 Sq Ft (204.94 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 office 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 visible from Flemming Court.

The property comprises an end terraced, 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.
- > Lift to First Floor

Accommodation

DESCRIPTION	SQ FT	SQ M
G&F Floor	2,206	204.94
TOTAL	2,206 SQ FT	204.94 SQ M

Terms

New FRI Terms to be agreed - Quoting £40,000 pa

VAT

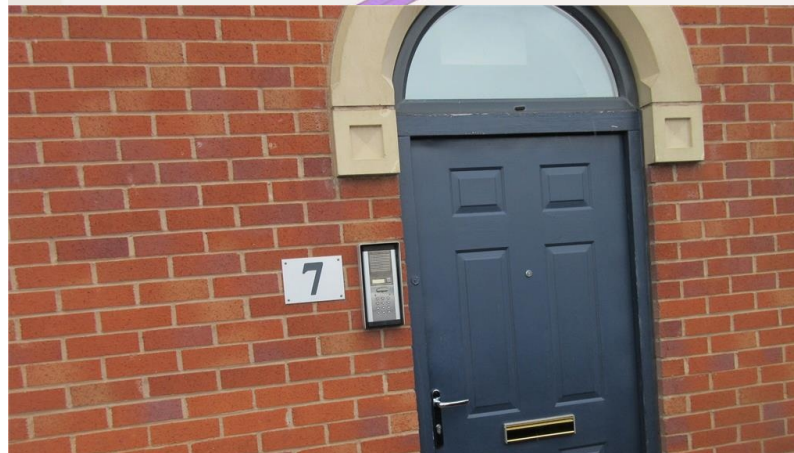
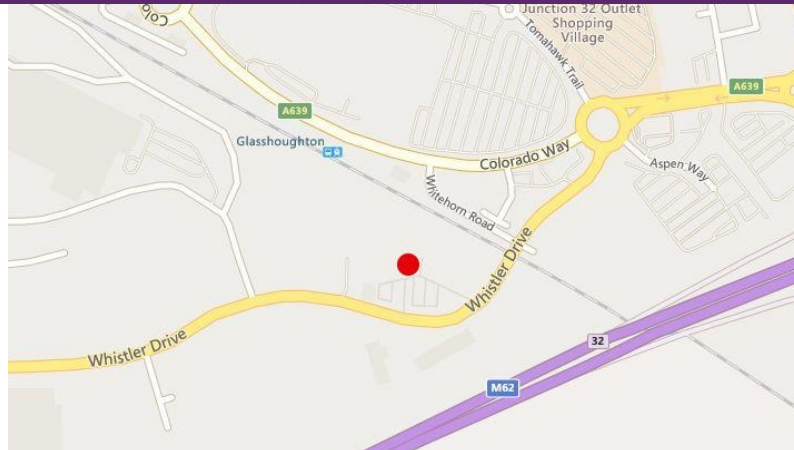
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

Current Rateable Value of £18,000. Rates payable based on 50.2p in the £ is £9,036 payable pa.

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
 Mr Ed Norris MRICS
 T: 0114 270 9160
 M: 07711 319 339
 E: ed@cpppartners.co.uk

Mr Max Pickering MRICS
 T: 0114 2738857
 M: 07835 059363
 E: max@cpppartners.co.uk

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