



Modern Offices To Let

991 - 2,172 Sq Ft (92.06 - 201.78 Sq M)

- Self Contained GF & FF Opportunity
- 10 parking Spaces
- Individual Floor Available

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Location

The scheme 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.

Description

Self Contained two storey office property that can be let either as a whole or ground floor and first floor separately.

Ground Floor 1,181 sq ft
First floor 991 sq ft.
10 speaces in total or 5 per floor.

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

Accommodation

Ground and First Floor available with the ability to split floors and create a dedicated access.
10 parking spaces available.

Accommodation

DESCRIPTION	SQ FT	SQ M
ground floor	1,181	109.71
first floor	991	92.06
TOTAL	2,172 SQ FT	201.78 SQ M

Terms

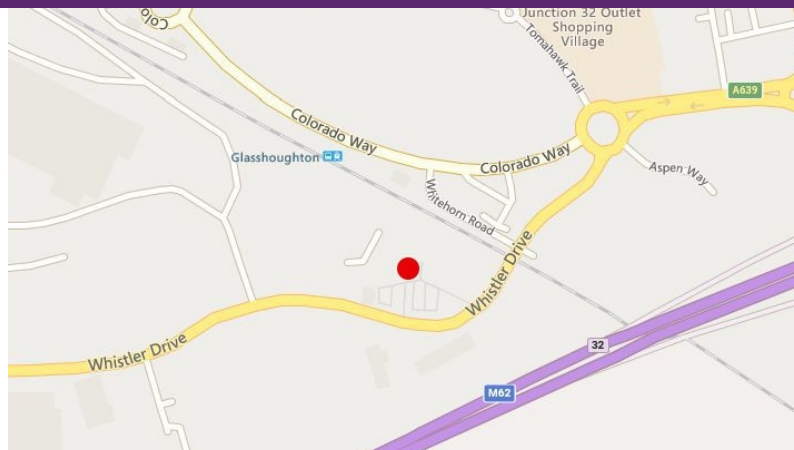
FRI Terms to be agreed.
Whole - £39,500
Alternatively the property can be split ground and first floor with the following quoting terms per floor:-
Ground Floor - £21,500
First Floor - £18,000

VAT

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

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
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