

TO LET / MAY SELL MODERN OFFICES ON POPULAR BUSINESS PARK WITH PARKING



WENTWORTH HOUSE, MAPLE COURT, TANKERSLEY, S75 3DP

- 1,288-2,925 sq.ft (120-272 sq.m.)
- Modern air conditioned offices
- Excellent location within 1 mile of J36 of M1
- 14 dedicated car parking spaces
- Virgin fast broadband service available

Tel: 0113 244 9020 / www.bht.uk.com

LOCATION

The property is located within the established Maple Court Development which forms part of the Tankersley Industrial Estate, which is a popular business location within 1 mile of junction 36 of the M1. The location is ideally suited to service the West and South Yorkshire conurbations and, being just off the A616 offers a direct road link to Manchester.

The business Park is well served with amenities including a convenience store/petrol station, McDonalds, Premier Inn and Mercure Hotel.

DESCRIPTION

Wentworth House is a modern 2 storey purpose built semi-detached office building benefitting from air conditioning, a Virgin fast broadband service, raised floors, suspended ceilings with recessed lighting, double glazing, kitchen areas, wcs to each floor and 14 dedicated car parking spaces.

The building is available as a whole or in parts, being ground or first floors.

ACCOMMODATION

The property provides the following approximate Net Internal Floor Area:-

Ground Floor	1,288 sq.ft.	120 sq.m.
First Floor	1,637 sq.ft.	152 sq.m.
Total NIA	2,925 sq.ft.	272 sq.m

CAR PARKING

14 dedicated on site spaces

LEASE

The entire building is available to let on a new flexible full repairing and insuring lease from the landlord at a rental of **£30,712 per annum exclusive** (£10.50 per sq.ft).

Individual floors are available for **£14,812 per annum exclusive** and **£18,825 per annum exclusive** respectively equating to £11.50 per sq.ft.

RATES

TBC

ENERGY PERFORMANCE CERTIFICATE

Awaiting assessment.

LEGAL COSTS

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

VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

FURTHER INFORMATION/VIEWING:

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Subject to Contract
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Misrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.