

# MODERN OFFICE WITH PARKING TO LET



**GF, 1 MAPLE PARK, MAPLE COURT, WENTWORTH  
BUSINESS PARK, TANKERSLEY, BARNESLEY, S75 3DP**

- 1,126 sq.ft (105 sq.m.)
- Modern ground floor office suite
- Excellent location within 1 mile of J36 of M1
- 5 dedicated car parking spaces

**Tel: 0113 244 9020 / [www.bht.uk.com](http://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

The property comprises a modern 2 storey end terrace office building with a self contained office suite at both ground and first floor. The ground floor suite comprises an open plan office space with glass partitioned meeting room and modern kitchen.

The suite benefits from suspended ceilings, recessed lighting, double glazing and male, female and disabled wc's.

## ACCOMMODATION

The Ground Floor suite has been measured in accordance with the RICS Code of Measuring Practice and has an approximate Net Internal Floor Area of 104.57 sq.m. (1,126 sq.ft)

## CAR PARKING

5 car parking spaces are allocated to the Ground Floor suite.

## LEASE

The ground floor suite is available to let on a new effective fully and insuring lease at a rental of **£11,000 per annum exclusive.**

## 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  
Nov 23

#### 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.