

FOR SALE

Part-let office modern office investment.

Units available from 2,410 ft² (223.90 m²)
to 3,445 ft² (320.06 m²)

Patrick Tobin Business Park, Bolton Road, Wath upon Dearne,
Rotherham, S63 7LL.



Messrs. Burgess Commercial for themselves and for vendors and lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessee's, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenant's should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs. Burgess Commercial has the authority to make or give any representation or warranty in relation to this property.

LOCATION

Patrick Tobin Business Park is situated within the Dearne Valley, and close to the township of Wath upon Dearne. The property can be accessed by following the A602 along Manvers Way and turning onto Bolton Road. Junction 36 provides the nearest motorway junction from the M1, which lies approximately 6 miles to the west.

The surrounding area primarily comprises of national and regional industrial and office users including Messrs Powergen, Ventura, and Next.

BRIEF DESCRIPTION

Patrick Tobin Business Park comprises a development of purpose built office buildings, which are configured over two floors. The offices are generally open plan whilst having been designed to offer the flexibility of being split into smaller offices or alternatively opened up further to create larger office areas. The offices benefit from gas-fired central heating. On-site parking is available immediately to the frontage.

ACCOMMODATION

Total approximate net internal & gross internal floor areas:

Unit	Net internal		Gross internal	
	ft ²	m ²	ft ²	m ²
A1				
Ground Floor	1,176	109.26	1,500	137.50
First Floor	1,234	114.64	1,500	137.50
Total	2,410	223.90	3,000	137.50
B1				
Ground Floor			1,000	92.90
First Floor			1,000	92.90
Total			2,000	185.81
B2				
Ground Floor	TBC	TBC	1,500	139.36
First Floor	1,244	115.57	1,500	139.36
Total	2,437	226.41	3,000	278.71
B3				
Ground floor	1,700	157.94	2,000	185.81
First floor	1,745	162.12	2,000	185.81
Total	3,445	320.06	4,000	371.62

FIXTURES & FITTINGS

The fixtures and fittings mentioned in this brochure will remain available for the benefit of the incoming occupier; neither the Agent nor their Clients can offer any form of warranty as to their working order, or suitability for any particular purpose.

SERVICES

Mains gas, water, electricity and drainage are understood to be supplied and connected. None of the services have however been tested. We would recommend all interested parties to satisfy themselves as to the suitability and capacity of all services prior to entering into any legal and financial commitment.

ENERGY PERFORMANCE CERTIFICATE

A copy of any individual EPC is available on request.

RATING ASSESSMENT

Tenants are responsible for payment of business rates. Some units are assessed on a floor-by-floor basis, and therefore fall within the Small Business Rates Relief Scheme.

TERMS

The units are let on the following terms:

Unit	Lease Terms.
A1	
Ground Floor	£7,500 p.a.
First Floor	Vacant
B1	
Ground Floor	9 year Lease wef 2006, with a Tenant-only break clause at the 3 rd & 6 th anniversary, at an initial rental of £6,000 p.a.
First Floor	Vacant
B2	
Ground Floor	6-year Lease wef 2017, with a Tenant-only break clause at the 3 rd anniversary, at a rental of £7,500 p.a. rising to £9,000 from year 4.
First Floor	Vacant
B3	
Ground floor	Terms agreed at £10,000 p.a.
First floor	Vacant

TENURE

The units are available to purchase subject to a 999-year ground Lease.

PRICE

Unit	Price
A1	£150,000
B1	£100,000
B2	£150,000
B3	£200,000

VAT

VAT is levied on rental & will be levied on the purchase price at the prevailing rate.

DISCLAIMER

Nothing in this brochure may be taken as offering any warranty as to the existence, suitability, adequacy or serviceability of any mains or other service, central heating installation, fixture or fitting, plumbing or wiring installation, security system, remedial or treatment work. Measurements are taken by a Disto laser measuring device. We would suggest that purchasers or Tenant's satisfy themselves as to their accuracy prior to purchase or entering into a Lease.

VIEWING & FURTHER DETAILS

Viewing and further information is available by contacting the sole agents, Burgess Commercial on 01709 721706.

