

# FIELDS END

BUSINESS PARK



## TO LET / FOR SALE

HIGH QUALITY OFFICE ACCOMMODATION

FROM 1,130 - 9,000 SQ FT

WITH PARKING

THURNSCOE, ROTHERHAM S63 0JF





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## ≡ A FLEXIBLE APPROACH FOR MODERN OCCUPIERS

Fields End Office Village provides the most modern of office accommodation on terms to suit today's occupiers. The development is ideally suited to local businesses and those with a need for local and regional representation, be that either temporary or longer term.

Office accommodation is available to let/for sale on flexible terms to be agreed.

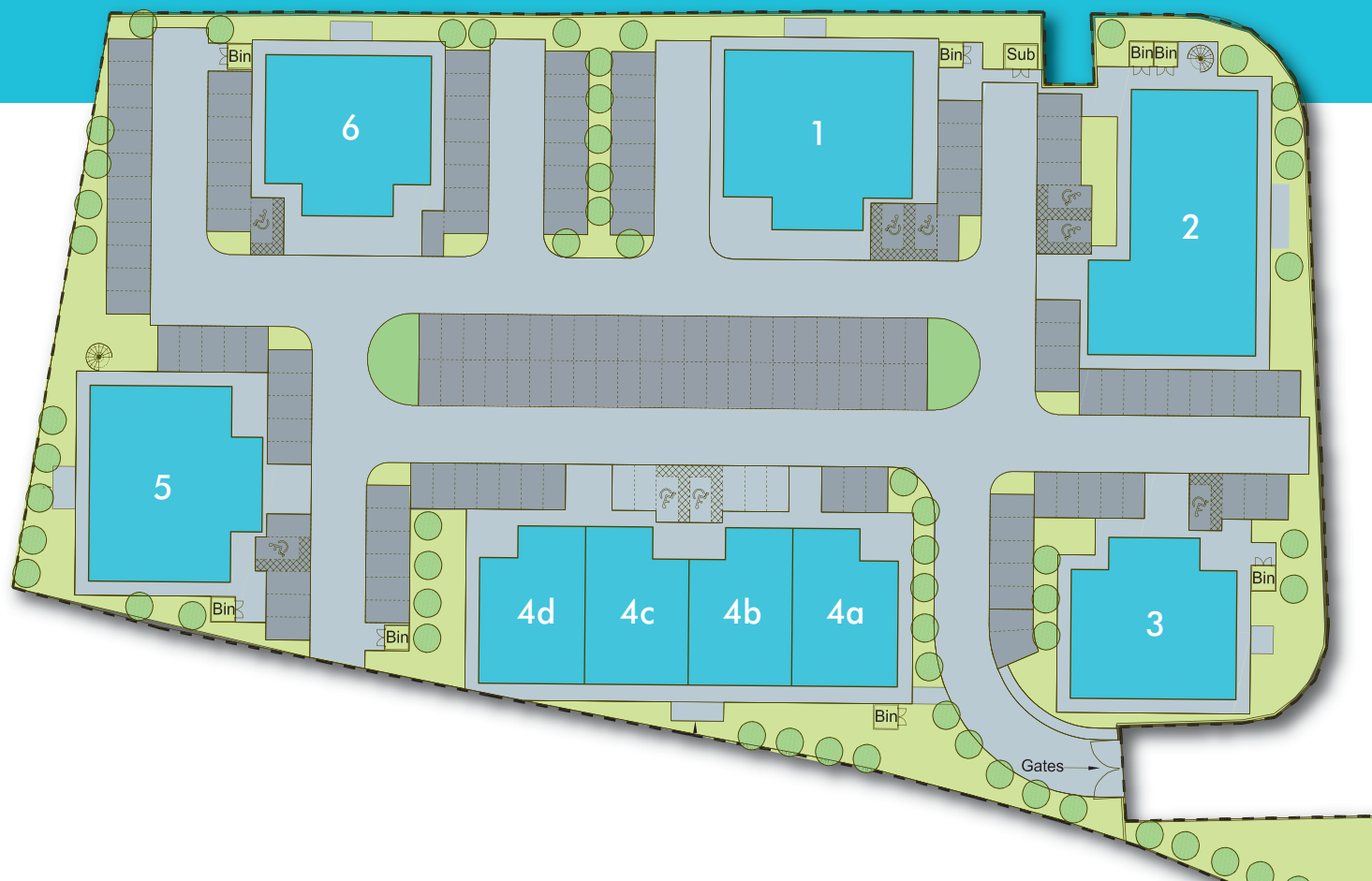
## ≡ DESCRIPTION

Fields End Office Village provides 3,792 sq m (40,817 sq ft) NIA of high quality 'own front door' style flexible office accommodation in nine individual buildings.

The development is designed for local and regional occupiers on terms that reflect the ever changing nature of a company's business.

## ACCOMMODATION

BUILDING	SQ FT	SQ M	CAR SPACES
Building 1	9,051	840	35
Building 2	11,289	1,050	42
Building 3	4,566	424	17
Building 4a	1,310	122	10
Building 4b	1,310	122	10
Building 4c	1,322	123	10
Building 4d	1,322	123	10
Building 5	6,070	564	23
Building 6	4,566	424	17



## SPECIFICATION

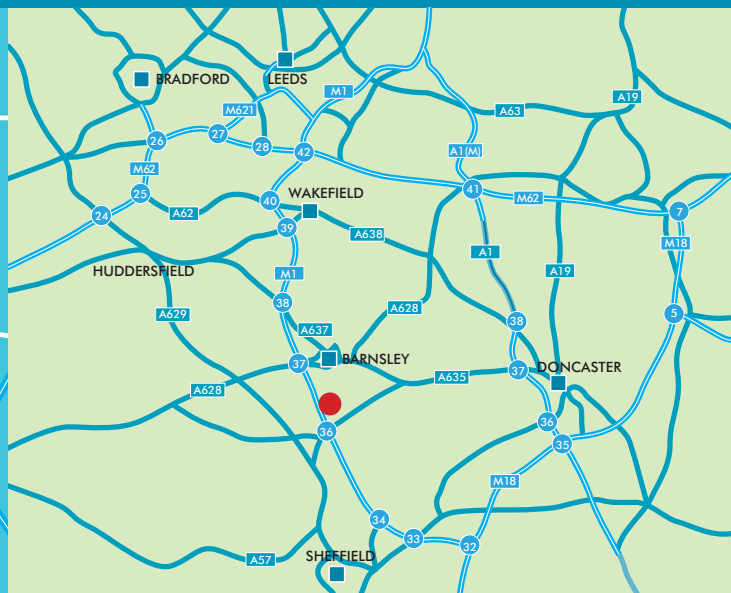
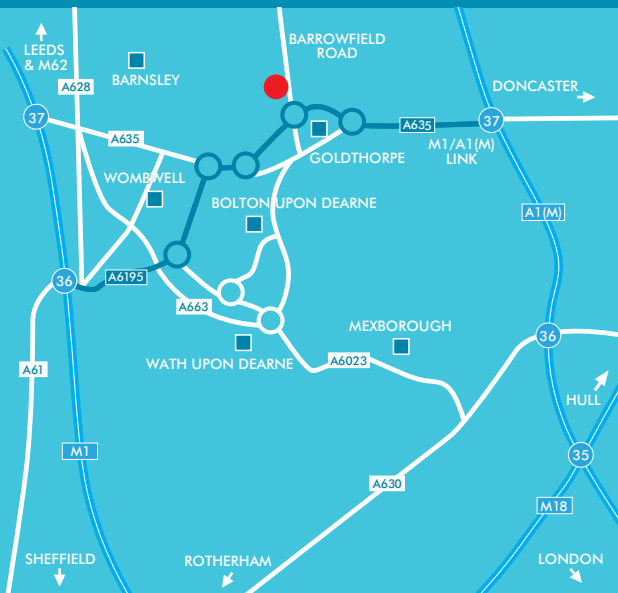
- Air conditioned
- Suspended Ceilings
- Integrated Lighting

## TERMS

Each building is available by way of a new full repairing and insuring lease or for sale on a long leasehold basis. Please contact the agents for full details of the quoting terms.

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## LOCATION

The Development enjoys excellent prominence to both the A635 M1/A1(M) Link and Barrowfield Road and is a short walking distance to the village of Goldthorpe (population 6,400) that provides a wide variety of amenities including a leisure centre, a main post office, banks, pubs and supermarkets.

## BUSINESS RATES

For information on current rateable values please contact the agents.

Alternatively, interested parties are advised to make their own enquiries with the Local Authority.

## SERVICE CHARGE

Further details are available upon request.

## LEGAL COSTS

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

## EPC

The EPC rating for each individual unit is available via the agents.

## FURTHER INFORMATION

For further information or to arrange a viewing please contact the agents.

**Lambert  
Smith  
Hampton**

0114 275 3752

**Tom Burlaga**  
tburlaga@lsh.co.uk

**COMMERCIAL  
RESIDENTIAL**  
**SMITHS  
CHARTERED  
SURVEYORS**

01226 298456

**Andrew Corbett**  
andrew@smithsestateagents.co.uk

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