



OFFICES TO LET

FLEMMING COURT

GLASSHOUGHTON, JUNCTION 32 OF M62 MOTORWAY



- ⊖ High specification offices
- ⊖ Self contained
- ⊖ On site car parking
- ⊖ Flexible lease options
- ⊖ Inclusive rents available

**330 Sq Ft -
5,125 Sq Ft**



Business Quarter

DESCRIPTION

Flemming Court comprises two Business Quarter terrace blocks and two G5k self contained office buildings, set in an attractive courtyard environment. The Business Quarter blocks provide high quality office accommodation in self contained units of 1,980 to 4,000 sq.ft. (476.12 to 371.61 sq.m.) or split units of 330 to 920 sq.ft. (30.65 to 85.47 sq.m.).

The G5k's are two story self contained office buildings extending to 5,125 sq.ft. (476.12 sq.m.) providing prestigious accommodation for larger office occupiers.

All the buildings on Fleminging Court have been designed to provide flexible office accommodation to suit the modern occupier. On-site car parking is also provided at a generous ratio.

FLEMMING COURT

GLASSHOUGHTON

SPECIFICATION

Each office is finished to a high specification to include the following:-

BUSINESS QUARTER (1-14)

- Suspended ceilings
- Recessed Category II lighting
- Perimeter trunking
- Double glazing
- Carpeted throughout
- Fitted kitchen
- Fire and burglar alarms to whole buildings

G5K (A&B)

- Suspended ceilings
- Category II lighting
- Full access raised floor
- Air conditioning
- Double glazing
- Fire alarm
- Carpeted throughout

LEGAL COSTS

Each party will be responsible for the payment of their own legal costs incurred in any transaction.

LEASE TERMS

Leases will be contracted out of the Landlord and Tenant Act 1954 and will be inclusive of rent, plot and estate service charges and building insurance. For units of 1,000 sq. ft. or less, the cost of electricity, heating and water are also included within the rent. Leases are available from 12 months upwards.

The G5k buildings are available on a traditional full recovery lease basis, but are inclusive of estates service charge and building insurance.

UNIT SIZE/CAR SPACES

Unit	sq.ft	sq.m	Car Spaces
	330	30.66	2
	570	52.96	2
	740	68.75	4
	920	85.47	4
	1,980	183.95	8
	2,150	199.74	8
	2,575	239.23	10
	4,000	371.61	16
	5,125	476.13	22

VAT

Any figures quoted are exclusive of, but will be liable to VAT.

VIEWING

Strictly by appointment with Gladman Developments or the joint letting agents Knight Frank and GVA Grimley.



ALL ENQUIRIES:

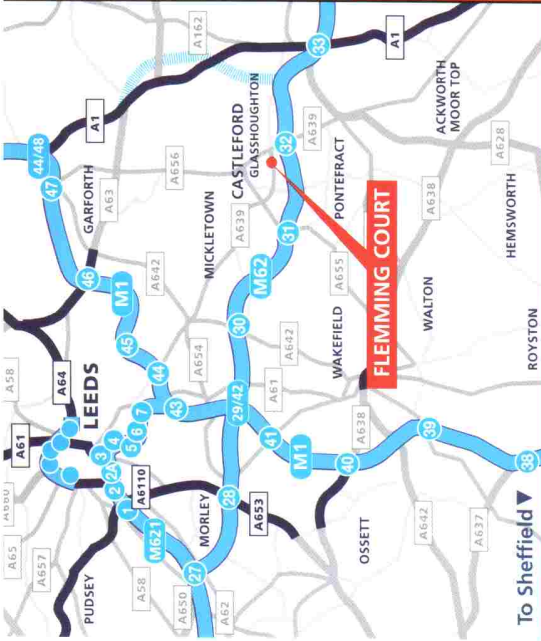
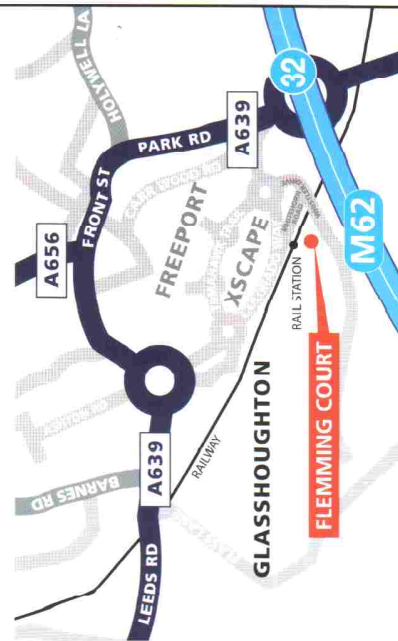


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LOCATION

Flemming Court is located on Glasshoughton Park, which is a mixed use development on the edge of Glasshoughton. Facilities on the park include Xscape (a multi use leisure facility), Freeport factory outlet, various fast food outlets and a pub restaurant as well as the recently completed Tulip Hotel, all of which are within walking distance of Fleminging Court.

Located just off Junction 32 of the M62, Fleminging Court is ideally positioned to take advantage of the regional and national motorway network as well as the A1. A new rail station has been constructed to serve Glasshoughton Park, and is within a 2 minute walk of the scheme.



Business Quarter