SMC Brownill Vickers

To Let

First Floor Office Suite (with parking) in the Parkgate area of Rotherham

£13,500 per annum plus VAT

First Floor at Freshfields House, Taylors Court, Parkgate, Rotherham, S62 6NU

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- Modern first floor floor office suite
- Located in the Parkgate area of Rotherham
- Nearby Parkgate Retail World with nearby national and local retailers
- Available a on new lease
- With 5 parking spaces

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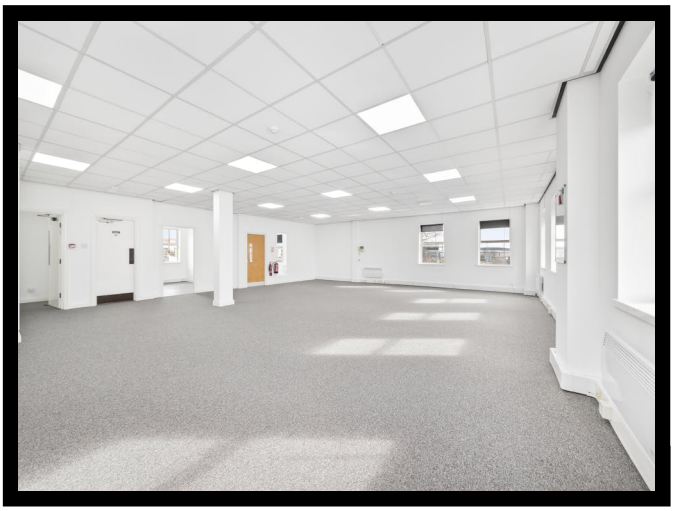

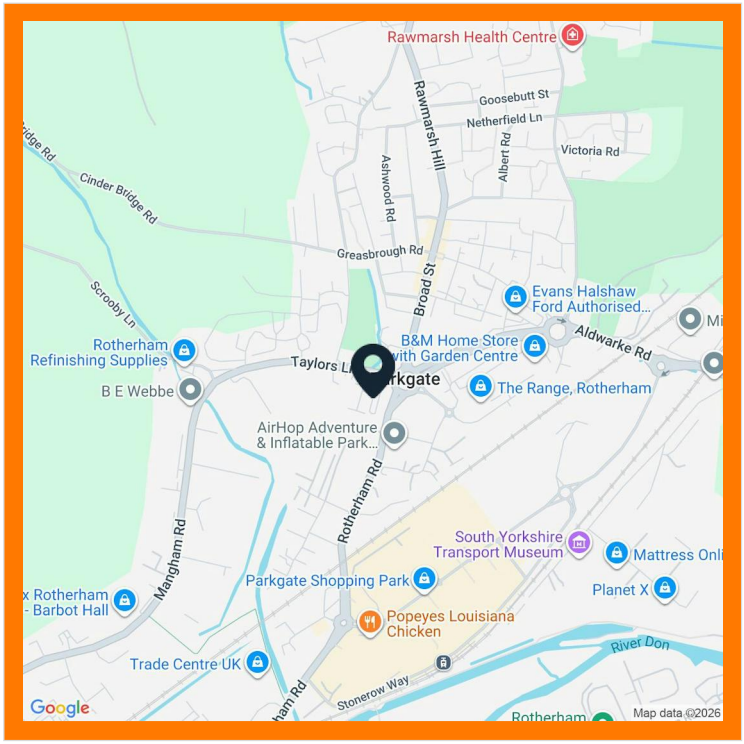

Description

The property comprises a first floor office suite within Taylors Court which has been recently refurbished. The property is within a modern office courtyard development. The accommodation includes main office space, side office room, kitchenette and WC facilities. The offices benefit from good natural light, carpeting, suspended ceiling, LED lighting, perimeter trunking, electric heaters, and intercom access. The office has a self contained entrance from ground floor, and then via staircase providing access to the first floor office suite.

The office includes 6 parking spaces.

Location

The property is located within Taylor Court, just off Parkgate (A633), 1.5 miles north of Rotherham town centre. The location is ideal for Rotherham and surrounding areas (Aldwarke, Rawmarsh, Nether Haugh, Dalton, Greasborough, etc) and provides good access to the M1 Motorway (J33 & J34) to access Sheffield, Doncaster, Leeds and beyond.

Within the immediate area is a range of commercial uses including Halfords, Morrisons supermarket, Primark, and various national and local retailers. Aldi is located a short distance away across the roundabout.

Accommodation

The accommodation comprises the following Net Internal Areas (NIA):

Name	sq ft	sq m
1st - Main Office Area	947	87.98
1st - Side Office	171	15.89
1st - Kitchenette	102	9.48
Total	**1,220**	**113.35**

Business Rates

The current rating assessment for the property is currently accessed with a rateable value of £11,500 (including the ground floor). The assessment will need to be reassessed. Small business rate relief should apply subject to status of the ingoing tenant depending on status.

Commute / Travel

Rotherham Town Centre: 4 minute (road) 15 minutes (bus)
Parkgate Retail Park: 2 minutes (road), 12 minutes (walking)
Aldi, Great Eastern Way : 5 minutes (walking)
Sheffield: 25 minutes (road)
Doncaster: 30 minutes (road)

Lease Terms

Available on new lease terms to be agreed. Ideally a new 3 year lease or longer.

Rent

£13,500 pa. We are informed VAT is paid on the rent.

Service Charge

A service charge (currently £1.5 sq ft) is levied to cover the costs of maintaining and managing the common parts of the estate (this includes building insurance).

Parking

The office suite comes from 5 parking spots.

Energy Performance Certificate

C (54)

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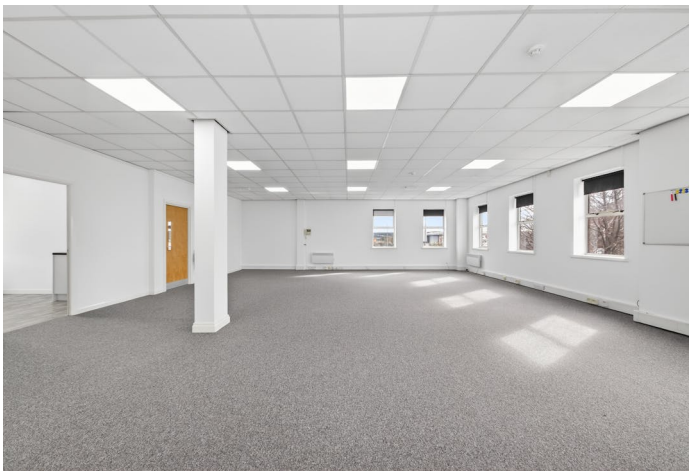

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