

TO LET

Two-storey office building with parking (can split)

1,081 ft² (100.43 m²) - 2,257 ft² (209.68 m²)

Unit A1, Taylors Court, Taylors Lane,
Parkgate, Rotherham, S62 6NU.



Messrs. Commercial Property Rotherham for themselves and for vendors and lessors of this property whose agents are given notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessees 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 tenants 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. Commercial Property Rotherham has the authority to make or give any representation or warranty in relation to this property.

LOCATION

Taylor's Court is situated within the heart of a busy commercial location within Parkgate, approximately two miles north-east of Rotherham town centre, and on the fringe of the Barbot Hall Industrial Estate. Convenient access is afforded to Parkgate Retail World together with Rotherham town centre, and outlying suburbs.

BRIEF DESCRIPTION

Taylor's Court comprises a self-contained development offering two-storey offices with forecourt parking. Unit A1 provides a mixture of open-plan office space together with some private suites. There are toilet facilities on each floor. The property further benefits from gas-fired central heating, suspended ceilings incorporating Cat II lighting, perimeter Cat 5 cabling, carpeted floors, and 8 allocated parking spaces.

ACCOMMODATION

Approximate net internal floor area:

	ft ²	m ²
Ground Floor	1,135	105.45
First Floor	1,081	100.43
Total	2,257	209.68

RATING ASSESSMENT

We have consulted with the Valuation Office Agency and understand the property has a rateable value of £11,500 and is listed as "Office & Premises". Please note this figure does not constitute the business rates payable.

FIXTURES & FITTINGS

The fixtures and fittings mentioned in this brochure will remain available for the benefit of the in-going 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 electricity, gas, water and drainage are understood to be supplied and connected. None of the services have however been tested by Commercial Property Rotherham. We would recommend all interested parties to satisfy themselves as to the suitability and capacity of all mains services prior to entering into any legal or financial commitment.

PLANNING

The property is suitable for uses falling within Class E of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. We would recommend any seriously interested parties to make all enquiries with the planning department of the Local Borough Council regarding any alternative uses.

TERMS

The property is available by way of a new Lease either as a whole, with consideration to be given to the property being split and let on a floor-by-floor basis. Rentals are as follows:

Ground Floor	£900.00 / month.
First Floor	£855.00 / month.
Ground & first floor	£20,500 per annum.

ENERGY PERFORMANCE CERTIFICATE

An EPC is currently being commissioned.

VAT

Prices quoted are exclusive of VAT but may be subject to VAT.

MONEY LAUNDERING

The Money Laundering Regulations currently place a legal requirement on a prospective Tenant to provide two acceptable forms of I.D.

VIEWING & FURTHER DETAILS

Viewing and further information is available by contacting the Sole Agent, Commercial Property Rotherham on 01709 721706.

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 Tenants satisfy themselves as to their accuracy prior to purchase or entering into a Lease.