



## First floor offices & stores with parking.

First Floor Offices, Town Mills, Canklow Road,  
Rotherham, S60 2GJ.



**TO  
LET**

## 📍 Location

Town Mills is located on the fringe of Rotherham town centre and immediately adjacent to the A630 Centenary Way which is the main trunk road leading into the town from the M1 motorway. Town Mills therefore enjoys excellent communications links with 3 motorway junctions accessible within 5 miles. Transport links around the town and to the centre's Sheffield, Barnsley and Doncaster are all easily accessible.



## 📝 Description

The accommodation is situated at first floor level, whilst there is also a ground floor toilet facility and store. The demise comprises of a series of offices, stores, and a former meeting room which offer affordable space on flexible terms and benefiting from parking immediately to the frontage. The property is accessed via a shared entrance driveway directly off Canklow Road, with the site secured with fencing, gates, and covered by Estate CCTV. The offices are accessed via a central corridor with toilet facilities to one end, a former meeting room at the opposite end. The property also benefits from a kitchenette, intruder alarm, and the availability of some office furniture if needed by an incoming Tenant.

## 📏 Accommodation

Approximate net internal floor area:

Ground Floor	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor	131	12.17
First Floor	1,832	170.20
<b>Total</b>	<b>1,963</b>	<b>182.37</b>





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.

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

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

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 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 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.

Director: N.A.Keally BSc (Hons) MRICS  
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 Registered Office Address: The Old Grammar School, 13 Moorgate Road,  
 Rotherham, S60 2EN.  
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## ☆ Rating Assessment

Included in rental.

## 💡 Fixtures & Fittings

Neither CPR, nor their clients, can offer any form of warranty as to working order of any fixtures and fittings referred to, or suitability / capacity for any particular purpose. An incoming Tenant / purchaser must satisfy themselves in this regard prior to entering any legal or financial commitment.

## 💧 Services

Mains gas, electricity, 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 in to any legal or financial commitment.

## 📄 Energy Performance

### Certificate

A copy of the EPC is available online or on request.

## 📄 Terms

The accommodation is available by way of a new Lease at a rental of £500 / month.



01709 721706

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