

TO LET

**CPR** COMMERCIAL  
PROPERTY  
ROTHERHAM

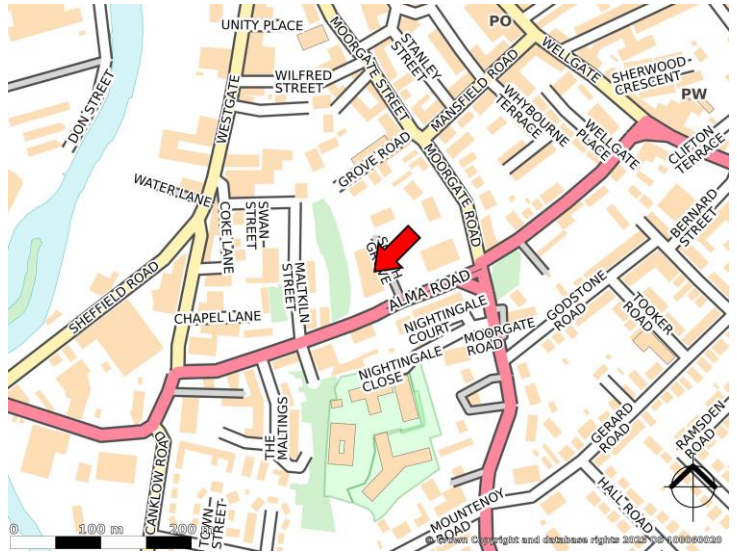


**Grade A Offices with parking.**

First & Second Floor, South Grove House, Rotherham, S60 2AF.

## 📍 Location

South Grove House represents a stunning, purpose-built and Grade-A office building occupying a fantastic location in the heart of the professional district in Rotherham. The development is conveniently situated a short walking distance from the town centre whilst being only a short drive to J.34 of the M1 motorway and the Meadowhall Shopping Centre. Access to a private, secure car park is immediately adjacent. The development has far-reaching views over the New York Stadium and beyond.

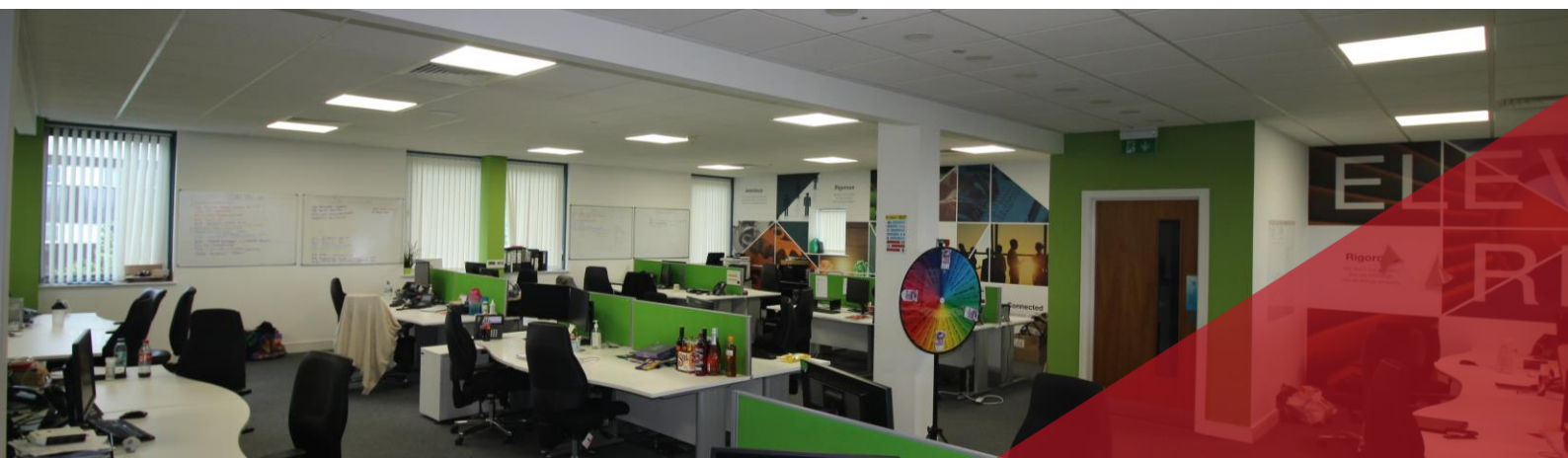


## 📄 Description

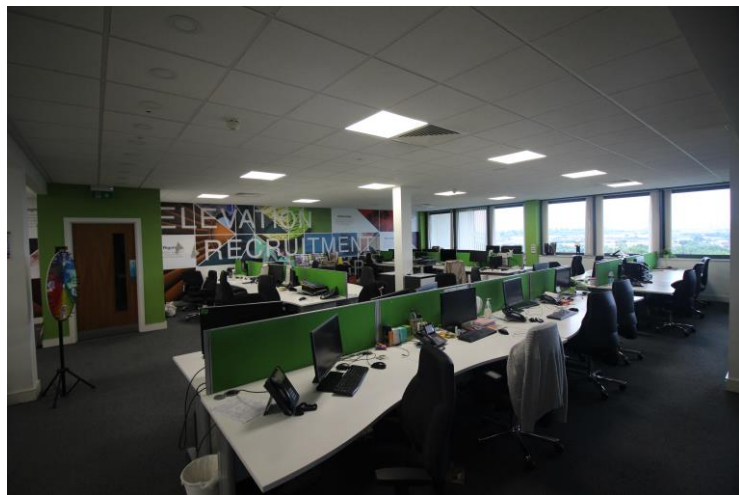
Two floors are due to become available in the superb South Grove House, which is a purpose-built Grade A office building offering an excellent specification and secure on-site parking, and featuring:

- A mixture of open-plan & private offices.
- Passenger lift access.
- Air conditioning.
- Raised floors with comms and power.
- Impressive welfare facilities.
- Modern glazed partitioning.
- Private interview suites.
- Flexible space to accommodate an ongoing occupiers requirements.

Demise	ft <sup>2</sup>	m <sup>2</sup>
First Floor	7,645	710.24
Second Floor	7,645	710.24
<b>Total</b>	<b>15,290</b>	<b>1,420.49</b>













## — Rating Assessment

South Grove House presently has one rateable value. Business rates may continue to be included within the service charge.

## — 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 into any legal or financial commitment.

## — Services

Mains 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

The property has an Energy Performance Certificate (EPC) Rating of (Band ). A copy of the EPC is available online or on request.

## — Terms

The first and second floor are available together, whilst consideration will be given to a separate letting of either floor, at a rental of £13.50 / ft<sup>2</sup> for one floor, or £12.00 / ft<sup>2</sup> for both floors.

## — Service Charge

A service charge is levied at South Grove House which covers the maintenance of a variety of services and common parts. The service charge is open to review in terms of the services provided, subject to an incoming occupiers requirements and those of the Landlord who part-occupy the property. Further details are available on application.



For further information please contact:

Neil Keally

01709 721706

commercialpropertyrotherham.com



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 us and occupation, and other details are given without responsibility and any intending purchasers or tenant's 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

Commercial Property Rotherham is a trading name of Burgess Commercial Ltd.

Registered Office Address: The Old Grammar School, 13 Moorgate Road, Rotherham, S60 2EN.

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