

TO LET

**CPR** COMMERCIAL  
PROPERTY  
ROTHERHAM



Ground floor offices with potential for alternative uses.

Unit 2, Henderson Place, Canklow Road, Rotherham, S60 2JH.

## 📍 Location

The subject property forms part of the modern and attractive Henderson Place development, which fronts Canklow Road. The development enjoys excellent access to the A630 Centenary Way, which is the main dual-carriageway offering fast access from J.33 of the M1 motorway via Rother Way. Rotherham town centre is within walking distance.

## 📄 Accommodation

Approximate net internal floor areas:

Demise	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor	601	55.84
<b>Total</b>	<b>601</b>	<b>55.84</b>

## 📄 Description

Attractive ground floor commercial premises situated within a modern mixed-use development. The property benefits from the following specification:

- \* Suspended ceilings incorporating LED lighting.
- \* Carpeted floors.
- \* Painted & plastered walls.
- \* PVCu double-glazed windows.
- \* Use of a communal car park immediately to the frontage.
- \* Central heating system included within the rental.
- \* Suitability for alternative retail / beauty / office uses.









## — Rating Assessment

We have consulted the Valuation Office Agency and understand that the whole building has a rateable value of £5,500, listed as “Offices & Premises”.

Please note that this figure does not constitute the business rates payable.

## — 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 39 (Band B). A copy of the EPC is available online or on request.

## — Terms

The unit is available by way of a new Lease at a rental of £800.00 + VAT / month. Rental is inclusive of heating.



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

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