

TO LET

Two-storey commercial unit with suitability for offices,
retail, leisure & business uses.

6,188 ft² (574.88 m²)

Unit 3, New York Community Stadium,
New York Way, Rotherham, S60 1FJ.



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.

LOCATION

The New York Community Stadium is situated in a prominent position between Don Street, Main Street, New York Way and Centenary Way Rotherham, affording excellent accessibility to Rotherham Town Centre and the motorway network (Junctions 33 & 34). The Stadium also offers convenient access to the Rotherham Railway Station and the newly upgraded Transport Interchange.

BRIEF DESCRIPTION

The New York Community Stadium has become an iconic landmark development scheme within both Rotherham and South Yorkshire. The Community Stadium scheme provides not only sporting facilities and a capacity for approximately 12,000 supporters, but also provides for a further 30,000 ft² (2,787.09 m²) of commercial accommodation which is capable of being utilised for a range of purposes including for retail, leisure, office and medical. Of the commercial accommodation, approximately 15,500 ft² of accommodation has been let. The remaining vacant units are at ground floor level and are suitable for a range of business and leisure purposes.

The Stadium scheme incorporates conference and banqueting facilities which would be available to prospective purchasers of the scheme. Occupiers of the Stadium include Mears, Rotherham United Community Sports Trust, TTC PLC and Distinction Training. Since development of the Stadium the facility has not only hosted football league matches, but international and other corporate entertainment events.

ACCOMMODATION

Approximate gross internal floor area:

| | ft ² | m ² |
|--------------|-----------------|----------------|
| Ground Floor | 3,842 | 356.93 |
| Mezzanine | 2,346 | 217.95 |
| Total | 6,188 | 574.89 |

The unit benefits from 15 dedicated parking spaces.

RATING ASSESSMENT

Upon completion of the fitting out of the unit, the accommodation will be assessed for rating purposes.

SERVICES

It is anticipated the units will have the benefit of electric air conditioning / comfort cooling, mains water and drainage. Utilities will be separately metered by way of sub-meters.

FIXTURES & FITTINGS

The fixtures and fittings mentioned in this brochure will remain available for the benefit of the ingoing occupier; neither the Agent nor their Clients can offer any form of warranty as to their working order, or suitability for any particular purpose.

PLANNING

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

On application. A guide rental is offered at £60,000 per annum, which could vary dependent upon the nature of the use. The unit will be subject to an internal repairing and insuring Lease.

SERVICE CHARGE

An Estate service charge is levied for the maintenance and repair of common parts and amenities.

ENERGY PERFORMANCE CERTIFICATE

An EPC will be commissioned upon completion of the fitting out of the unit.

VAT

Rental and service charge will 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 Agents, Burgess Commercial 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 Tenant's satisfy themselves as to their accuracy prior to purchase or entering into a Lease.

Aerial view



Ground Floor



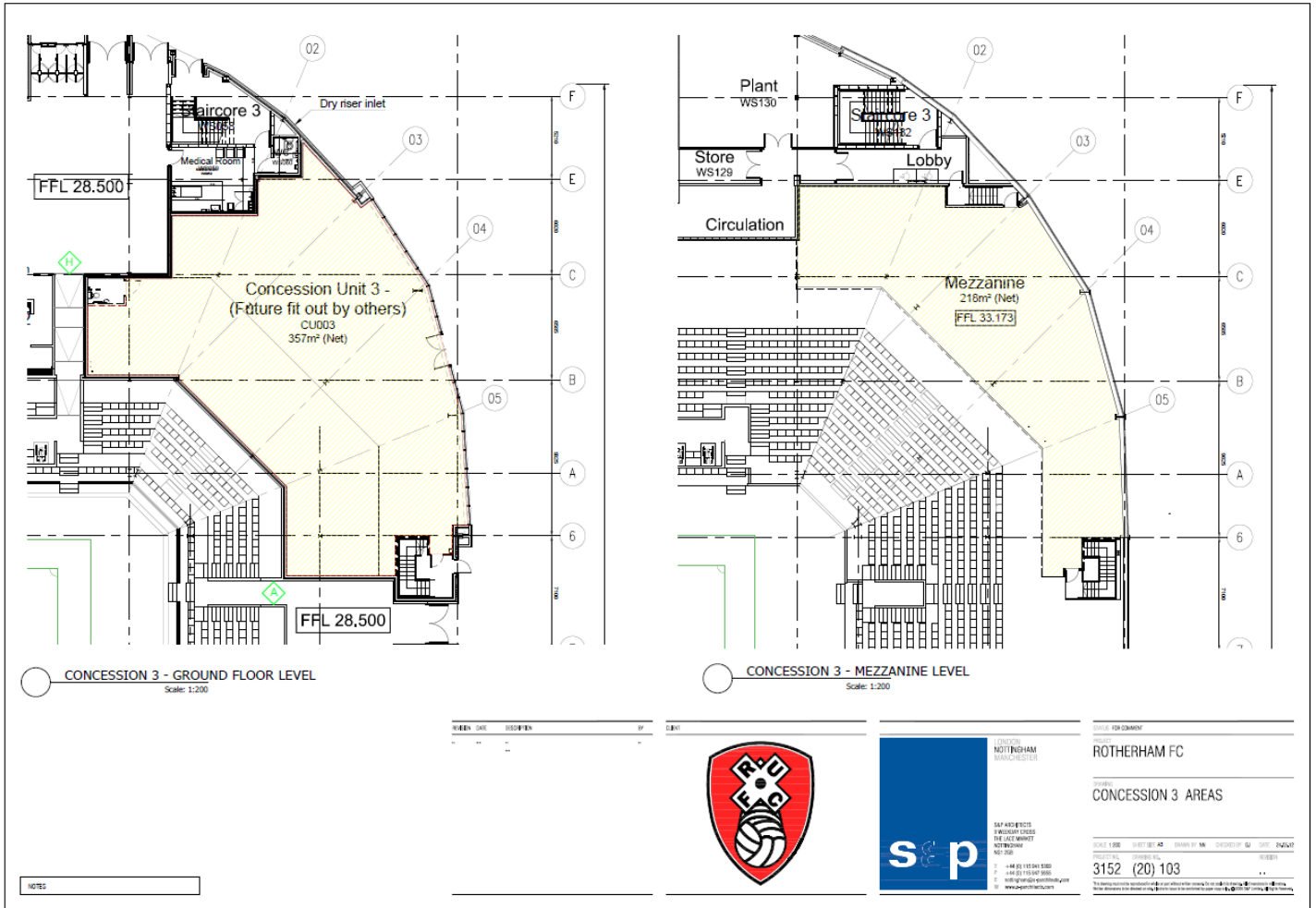
Ground Floor



First Floor



Floor layout plan (not to scale)



Location Plan

