



Self-contained Grade A offices at ground & first floor level (available separately.)

Stewart House, South Grove, Moorgate, Rotherham, S60 2AF.

A wide-angle photograph of a large, empty office space. The room has a high ceiling with a grid of recessed square lights. The walls are white, and the floor is covered in dark grey carpet tiles. There are several white pillars supporting the ceiling. Large windows on the right side offer a view of greenery outside. A red door is visible on the left wall.

TO
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Location

The property forms part of a prestigious office development scheme which is located at the junction of Moorgate Road and Alma Road having excellent accessibility for the M1 motorway (junctions 33 & 34) together with Rotherham town centre and Sheffield city centre.

Nearby occupiers include Allotts Chartered Accountants, Bradford and Son Solicitors, Morthyng Training, Jenkinson Insurance and Reed Recruitment.



Description

The accommodation comprises two suites of prestigious Grade A offices located at ground and first floor. Stewart House forms part of a Grade A office development scheme which incorporates generous parking and attractive landscaping. Each office suite has eight dedicated parking spaces which form part of a larger area of secured parking.

The accommodation is constructed to a high specification and includes for passenger lift, intercom entrance door, tinted double glazing, air conditioning/comfort cooling, suspended ceilings and LED lighting. The accommodation is DDA compliant.

Accommodation

Floor	ft ²	m ²
Ground	2,407	223.62
First	2,616	243.03



☆ Rating Assessment

We have consulted with the Valuation Office Agency and understand the ground floor has a rateable value of £21,000 and the first floor a rateable value of £22,000 and is listed as Offices and Premises. Please note these figures do 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.

📋 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 premises are available on an individual floor basis or by way of single letting on terms to be agreed.

Floor	Rental
Ground	£21,500 p.a.
First	£23,250 p.a.

💧 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

Each floor has the following Energy Performance Certificate Rating:

Floor	Rating (Band)
Ground	63 (C)
First	60 (C)

📋 Service Charge

In addition to rental a service charge is levied for the maintenance and repair of common parts and the exterior of building.



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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

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