

# TO LET.

*Modern Office Accommodation with Parking.*



*Ashley Business Court, Rawmarsh Road, Rotherham, S60 1RU.*

*Suites available from 1,575 – 5,675 sq ft.*

## Location.

Ashley Business Court is prominently located on Rawmarsh Road, within close proximity to both Rotherham Town Centre and Parkgate Retail Shopping Centre. The property is easily accessed from the A6123 (Greasbrough Street) which further links to Junction 34 of the M1 motorway approximately 3 miles away. There is also easy access to Rotherham Bus and Railway Station.

## Description.

The property comprises a modern, campus style Business & Office Park with ample on site car parking for each Unit. Units 9 provides a ground floor office suite which is predominantly open plan with a single private office and having full WC facilities. The suite has recently being refurbished with new carpet, suspended ceiling and LED lighting. Each unit benefits from air conditioning units with suspended ceilings.

Unit 10 comprises a first floor self contained office suite of the same configuration.

## Accommodation.

The units comprise the following approximate Net Internal Areas (NIA):

Description	Sq ft	Sq m
Unit 10 (First Floor)	2,050	190
Unit 12 (Ground Floor)	2,050	190
Unit 14	1,575	146.30

## Terms.

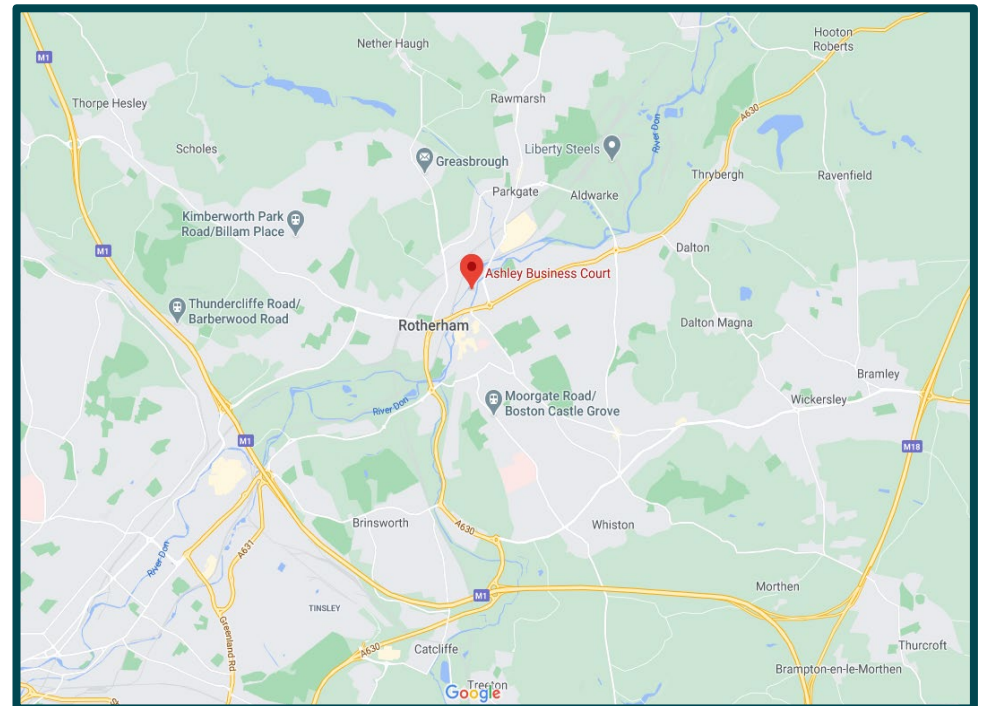
The units are available to let by way of a new lease direct from the landlord on terms to be agreed.

## Rent.

The quoting rent is £8.00 per sq ft per annum exclusive.

## Service Charge.

There will be a service charge payable to contribute to the overall maintenance of the common areas within the estate and respective buildings.



## Business Rates.

We understand the units have the following individual Rateable Value:

- Unit 10: £13,500
- Unit 12: £13,500
- Unit 14: £9,600

## EPC.

The units have the following Energy Performance Certificates:

- Unit 10: C (56)
- Unit 12: D (86)
- Unit 14: D (90)

## Legal Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.

## VAT.

All figures quoted are exclusive of VAT at the prevailing rate, where applicable.



# Contact.

For further information, or to arrange a viewing, please contact joint agents:

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