



OFFICE 22, SILKSTONE HOUSE, PIONEER CLOSE, WATH-UPON-DEARNE ROTHERHAM, S63 7JZ

GOOD QUALITY OFFICE SPACE OR OFFICE STORAGE

- Well-presented and attractive accommodation
- Internet speeds available of up to 100 Mbps
- Available by way of a new internal repairing and insuring lease
- Set in an attractive modern working environment

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BROWN & CO

Property and Business Consultants
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TO LET £1,812 PAX | 28 Sq M (302 Sq Ft)

LOCATION

Wath-Upon-Dearne is located on the south side of the Dearne Valley, lying 5 miles North of Rotherham and almost midway between Barnsley and Doncaster. The M1 and M18 are approximately 20 minutes to the West and East retrospectively and provides access to major road links to Sheffield, Doncaster and Barnsley.

The subject property is situated east of Wath-Upon-Dearne, directly off Manvers Roundabout.

DESCRIPTION

The premises provide modern first floor office accommodation with a carpeted floor, painted plaster walls and suspended ceiling, LED lighting throughout, double glazed windows and electric timer-controlled heating. The unit provides for communal toilet facilities, disabled WC, and small kitchenette with the option of using the stairs or lift to access the first floor. The property benefits from its own dedicated lease line with speeds up to 100Mbps and CAT6 Cabling throughout.

Car Parking is also available with this space.

ACCOMMODATION

The unit has been measured on a net internal area basis:

Description	Sq M	Sq Ft
Office 22	28	302
Total NIA	28	302

SERVICES

We understand that mains electricity is connected to the office and will be re-charged to the tenant on a usage basis. Water is also connected to the property and is available in the communal areas only. Prospective tenants are advised to check upon the adequacy and provision of services with the relevant Statutory Authorities prior to making an offer to take a new lease.

BUSINESS RATES

The premises are assessed from the April 2017 Rating List as an Office and Premises. Small Business Rates Relief may be available on this property for qualifying occupiers.

For further information relating to Business Rates please contact Rotherham Metropolitan Borough Council direct on 01709 382121.

Description	Office and Premises
Rateable Value	£3,100

EPC RATING

The property has an EPC Rating of D83.

PLANNING

We understand the premises have an existing planning consent for B1 office accommodation. Any applicant seeking further information in connection with the planning status of the property should contact Rotherham Metropolitan Borough Council direct on 01709 382121.

We would recommend potentially interested parties confirm the current planning consents appropriate to the properties via Rotherham Metropolitan Borough Council.

TENURE

The unit is available by way of a new internal repairing and insuring lease for a term to be agreed at a quoting rent of **£1,812 pax**. The lease will include a maintenance charge with the provision for the annual building insurance to be re-charged.

MAINTENANCE CHARGE

A maintenance contribution of £1,812 pax will be charged to contribute to all facilities on the Estate. The amount is charged as if it were rent.

VAT

VAT will be charged on all costs associated to the lease at the standard rate of 20%.

LEGAL COSTS

Each party will be responsible for their own reasonable legal fees incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole letting agent:-

Brown & Co

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Doddington Road
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