

0114 2449121

eddisons.com

OFFICE - TO LET

Eddisons



**GROUND FLOOR OFFICE SUITE, CANKLOW HOUSE, BAWTRY ROAD, BRINSWORTH,
ROTHERHAM, SOUTH YORKSHIRE S60 5DN**

Rent: £20,000 per annum exclusive

Size: 1,609 sq ft (149.48 sq m)

- Ground Floor partitioned offices ideal for a variety of uses.
- Excellent Location close to Rotherham Ring Road.
- Available on New Lease - Flexible Lease Terms

LOCATION

The property is located just off Canklow Roundabout at the junction with Bawtry Road (A631), Centenary Way (A630) and West Bawtry Road immediately to the rear of Shell Petrol Station. Rotherham Town Centre lies approximately one mile to the north, whilst Junction 33 of the M1 Motorway lies approximately ¾ mile to the south east.



DESCRIPTION

The property comprises a modern two storey campus style office building of brick construction with pitched tiled roof over. The shared entrance foyer gives access to a large reception office with three private offices to the rear and large fully fitted kitchen/breakout room. The offices benefit from both gas fired central heating and comfort cooling cassettes. The offices are offered with the benefit of 8 car parking spaces.

SERVICES

The property benefits from all main services. It is understood that the electricity is sub-metered and the cost for gas and water will form part of the Service Charge.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £16,750.

LEASE TERMS

The property is offered by way of a new three, six or nine year lease on fully repairing and insuring terms with provision for three yearly rental review and three year mutual break clause.



ACCOMMODATION

All measurements are approximate prepared on a net /gross internal area basis. IPMS areas are available on request.

	M ²	SQ FT
Entrance Lobby with Disabled Compliant WC off	12.63	136
Reception Office	46.5	501
Office 1	22.4	242
Office 2	18.95	204
Office 3	19.32	208
Kitchen	23.8	457

RENT

The rent is £20,000 per annum exclusive.

VAT

We understand that VAT will be charged on the rent.

TENURE

Leasehold

LEGAL COSTS

The ingoing tenant will be responsible for the landlords reasonable legal costs in connection with the transaction.

EPC

The property has an EPC of D (77). A copy of the EPC is available from the agent.

ANTI-MONEY LAUNDERING

Prospective tenants will be required to provide proof of ID to comply with money laundering legislation.

For more information, visit eddisons.com
T: 0114 2449121

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons

Incorporating Fernie Greaves

VIEWING

Strictly by appointment with the sole agents:- Eddisons

1 Blackburn Road

Sheffield

S61 2DW

Contact: George Thompson

George.Thompson@eddisons.com

(0114) 2449121 Mobile:- 07831446313

Ref: 160633

For more information, visit [eddisons.com](https://www.eddisons.com)

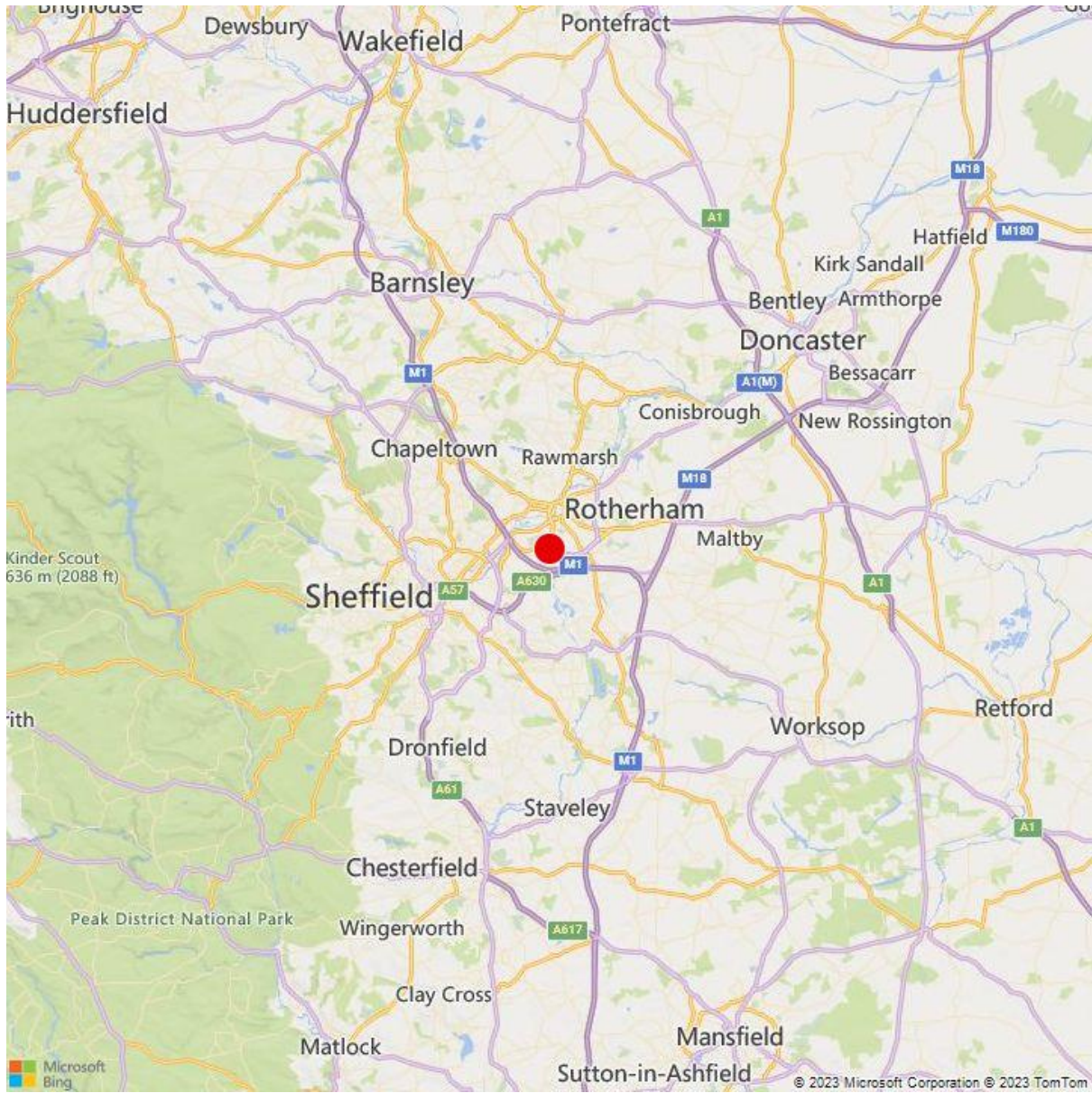
T: 0114 2449121

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons

Incorporating Fernie Greaves



For more information, visit [eddisons.com](https://www.eddisons.com)
T: 0114 2449121

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons

Incorporating Fernie Greaves