

0114 2449121

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OFFICES - TO LET

Eddisons



**UNITS 10, 12 AND 14 ASHLEY INDUSTRIAL ESTATE, RAWMARSH ROAD, ROTHERHAM,
SOUTH YORKSHIRE S60 1RU**

Rent: £7.50 per sqft per annum

- Good access to Motorway Networks
- Six car parking spaces per suite
- Fully self contained suites with potential to be linked.

**Size 1,575 sq ft – 3,625 sq ft
(146.32 sq m – 336.76 sq m)**

LOCATION

Ashley Business Court is prominently positioned fronting Rawmarsh Road, with easy access to Rotherham Town Centre and Parkgate Retail Shopping Centre. There is excellent access to the M1, A1 and M18 Motorways. 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. Unit 10 first floor self contained office suite being predominantly open plan with a single private office, having separate male and female/disabled compliant WC and benefitting from recent refurbishment with new carpet, suspended ceiling with LED lighting. Each unit benefits from air conditioning units within the suspended ceiling.

Unit 12 is a ground floor self-contained office.

Unit 14 comprises a second floor self contained office suite with partitioned offices.

SERVICES

We understand that each unit benefits from separate services, including gas fired central heating system.

ACCOMMODATION

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

	M ²	SQ FT
Unit 10	190	2,050
Unit 12 - LET	190	2,050
Unit 14	146.3	1,575

RENT

Each unit has an annual rental of £7.50 per square foot per annum.

VAT

VAT will be charged on the rental and service charge and/or any other payments.

LEASE TERMS

The office suites are available by way of new leases for terms of three or five years or multiples thereof upon fully repairing and insuring terms with provision for three or five yearly rental reviews.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the following suites have a rateable value of:-

	RATEABLE VALUE
Unit 10	£11,000
Unit 12	£13,500
Unit 14	£7,700

TENURE

Leasehold

LEGAL COSTS

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

EPC

	EPC RATING
Unit 10	56(C)
Unit 12	86(D)
Unit 14	90(D)

ANTI-MONEY LAUNDERING

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

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: STE010 7327 158280

For more information, visit eddisons.com

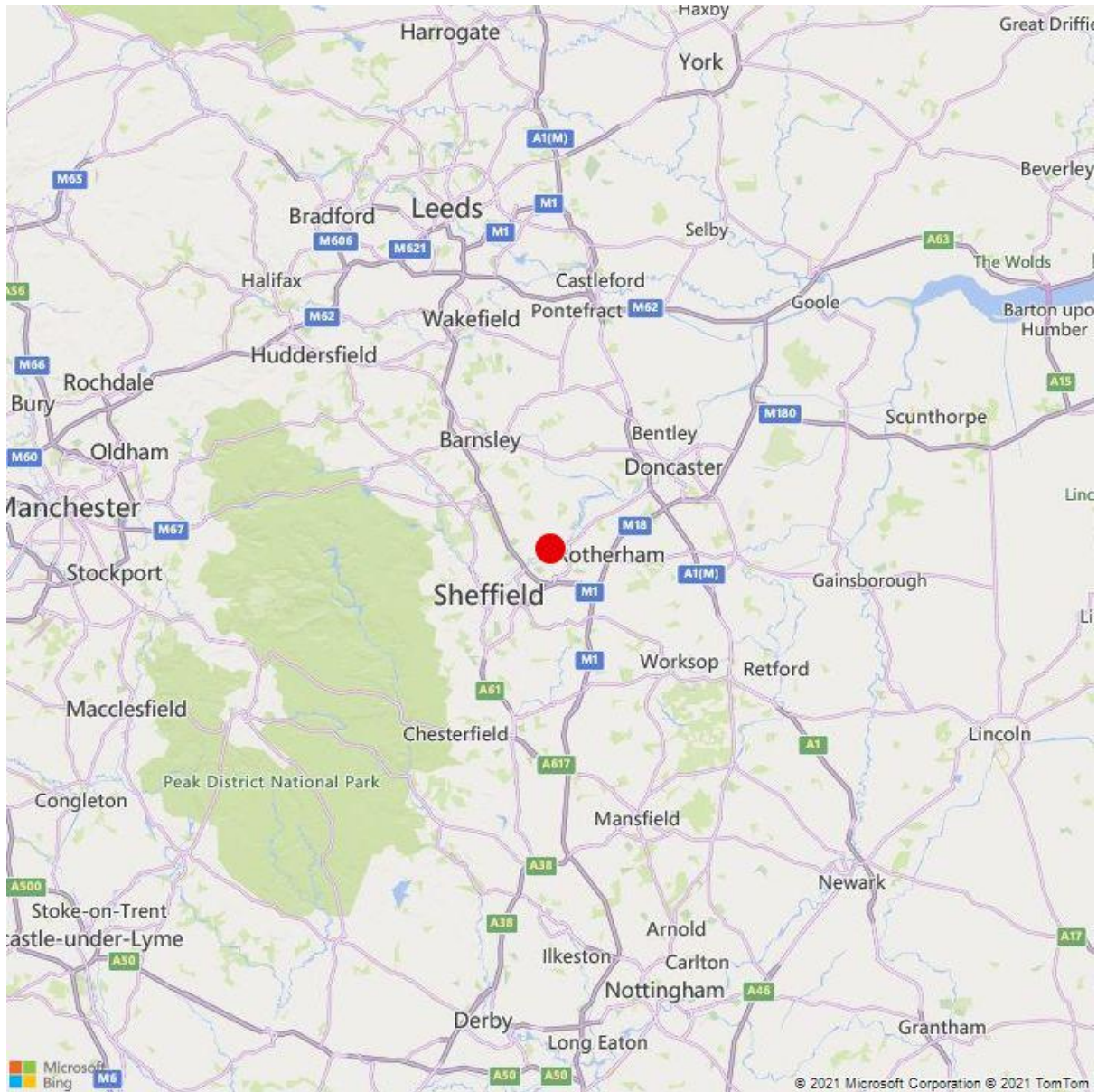
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Important Information

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Incorporating Fernie Greaves



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