

0114 2449121

eddisons.com

OFFICE - TO LET

Eddisons



20 NIGHTINGALE COURT, NIGHTINGALE CLOSE, ROTHERHAM. S60 2AB

**Rent/Price: £9,000 per annum exclusive**

**Size: 953 sq ft (88.53 sq m)**

- First Floor Self Contained Office Suite
- Located on a popular office development
- On site parking for 2 cars
- Available on new lease

## LOCATION

The property is situated within Nightingale Court and is accessed by Nightingale Close adjacent to the junction with Alma Road, Moorgate Road and Hollowgate to the southern fringe of Rotherham Town Centre.

Moorgate Road is traditionally regarded as Rotherham's Prime Office location with a number of solicitors, accountants and professional organisations being located close by. Nightingale Court occupiers include Barnardos, Callidus Law, Aardvark Recruitment and Kip McGrath Educational Centre to name but a few.

Nightingale Court benefits from its close proximity to the town centre and its excellent access to the ring road system and nearby motorway networks.

## DESCRIPTION

The property comprises a self contained first floor office suite with partitioned offices, open plan offices, kitchenette and W.C. Outside there are 2 car parking spaces.

## SERVICES

All main services are connected to the property. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

## ACCOMMODATION

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

	M <sup>2</sup>	SQ FT
First Floor Offices	88.54	953
<b>TOTAL</b>	<b>88.54</b>	<b>953</b>

## RENT

£9,000 per annum exclusive.

## VAT

We understand that VAT will be charged on the rental.

## LEASE TERMS

The property is available on a new 3, 6 or 9 year fully repairing and insuring lease with 3 yearly rental review.

## BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £6,500.

## TENURE

Leasehold.

## LEGAL COSTS

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

## EPC

The property has an EPC rating of C(65) valid until 1 May 2034.

## ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

## ADDITIONAL INFORMATION

In accordance with the Estate Agent's Act we confirm that an employee of Eddisons has an interest in this property.

## 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: 07831 446 313

Ref: 182277

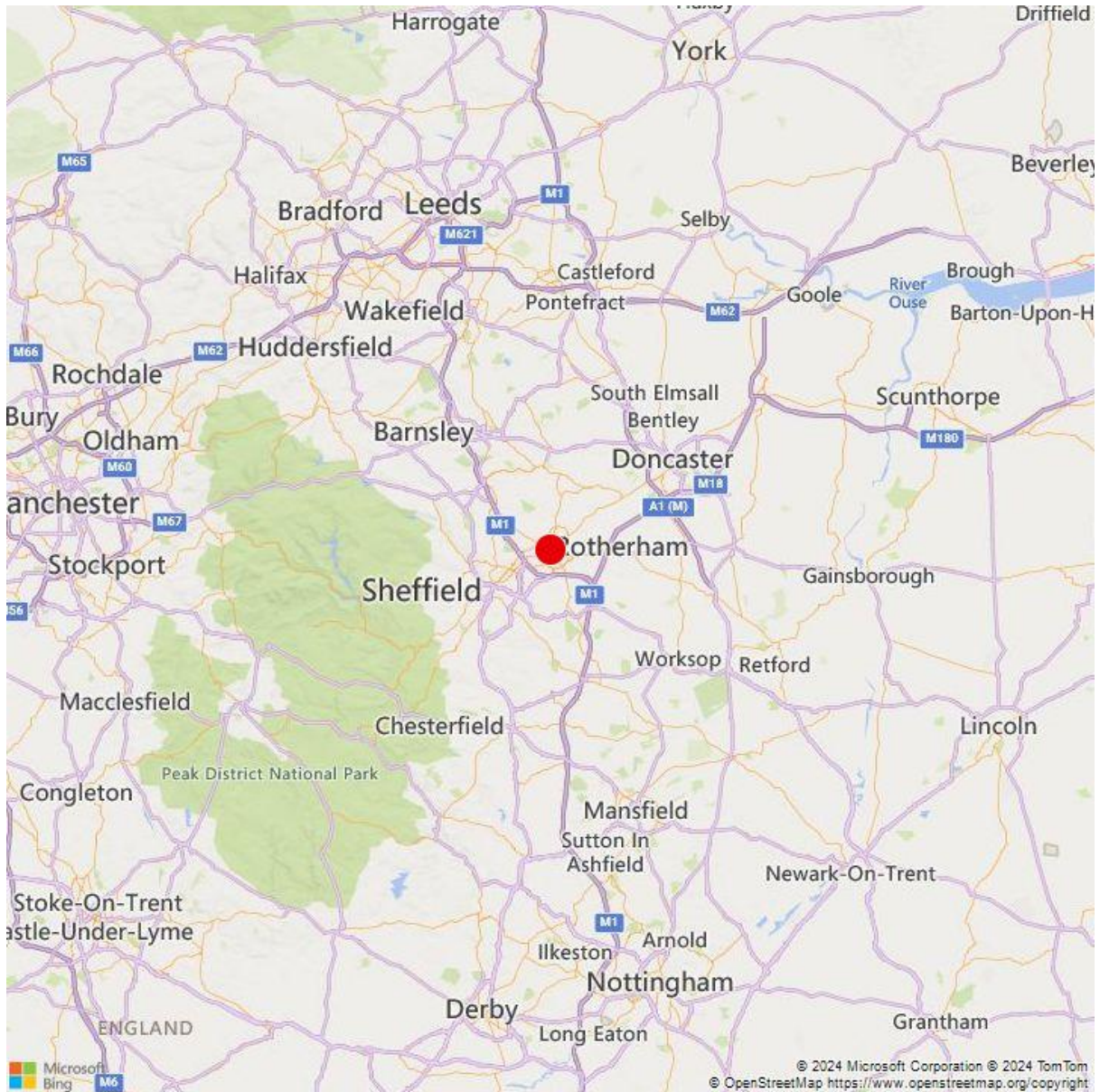
For more information, visit [eddisons.com](http://eddisons.com)  
T: 0114 2449121

### 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



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