

TO LET

Modern office building.

995 ft² (92.44 m²)

Sorby House, Unit 9, The Point, Bradmarsh Business Park,
Rotherham, S60 1BP.



Messrs. Burgess Commercial for themselves and for vendors and lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessee's, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenant's should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs. Burgess Commercial has the authority to make or give any representation or warranty in relation to this property.

LOCATION

The subject property is situated on the highly-successful Bradmarsh Business Park and forms part of a courtyard development of purpose built modern office units situated at The Point. The property enjoys excellent links to the motorway network for both junctions 33 & 34 of the M1, together with convenient access to Rotherham town centre, and the A630 Centenary Way which provides the main trunk road leading from J.33 around the edge of the town centre itself.

BRIEF DESCRIPTION

Unit 9 comprises of a purpose-built, single-storey modern office building of brick construction, which is ideally suitable for a small / medium sized company. The offices benefit from a modern specification including double-glazed windows, suspended ceiling incorporating Cat II lighting, air conditioning, disabled W.C, kitchenette, open plan office area, separate private offices, intruder alarm, electrically operated security shutters to both the windows and doors, CCTV, and 4 No. allocated parking spaces immediately to the forecourt (including 1 No. disabled parking space.)

ACCOMMODATION

(Approximate gross internal floor area = 995 ft² (92.44 m²))

	ft ²	m ²
Ground Floor		
Entrance reception	67	6.23
Disabled W.C.		
Kitchenette	64	5.95
Meeting room	127	11.80
General office	530	49.24
Office	82	7.62
Office	87	8.08
Total	957	88.91

RATING ASSESSMENT

We have consulted with the Valuation Office Agency and understand the property has a rateable value of £8,500 and is listed as "Offices & Premises". Please note this figure does not constitute the business rates payable.

SERVICES

Mains electricity, water and drainage are understood to be supplied and connected. None of the services have however been tested. We would recommend all interested parties to satisfy themselves as to the suitability and capacity of all services prior to entering into any legal and financial commitment.

PLANNING

The property is suitable for uses falling within Class B1 of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005. We would recommend any seriously interested parties to make all enquiries with the planning department of the Local Borough Council regarding any alternative uses.

TERMS

The property is available by way of a new Lease at an initial rental of £9,500 + VAT per annum.

SERVICE CHARGE

An estate service charge is payable for the maintenance and repair of the external grounds of The Point Business Park. The service charge payable in respect of Unit 9 is presently £47.40 + VAT per month.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate (EPC) Rating of 74 (Band C). A copy of the EPC is available on request.

VAT

VAT is levied on both rental and service charge at the prevailing rate.

VIEWING & FURTHER DETAILS

Viewing and further information is available by contacting the Sole Agent, Burgess Commercial on 01709 721706.

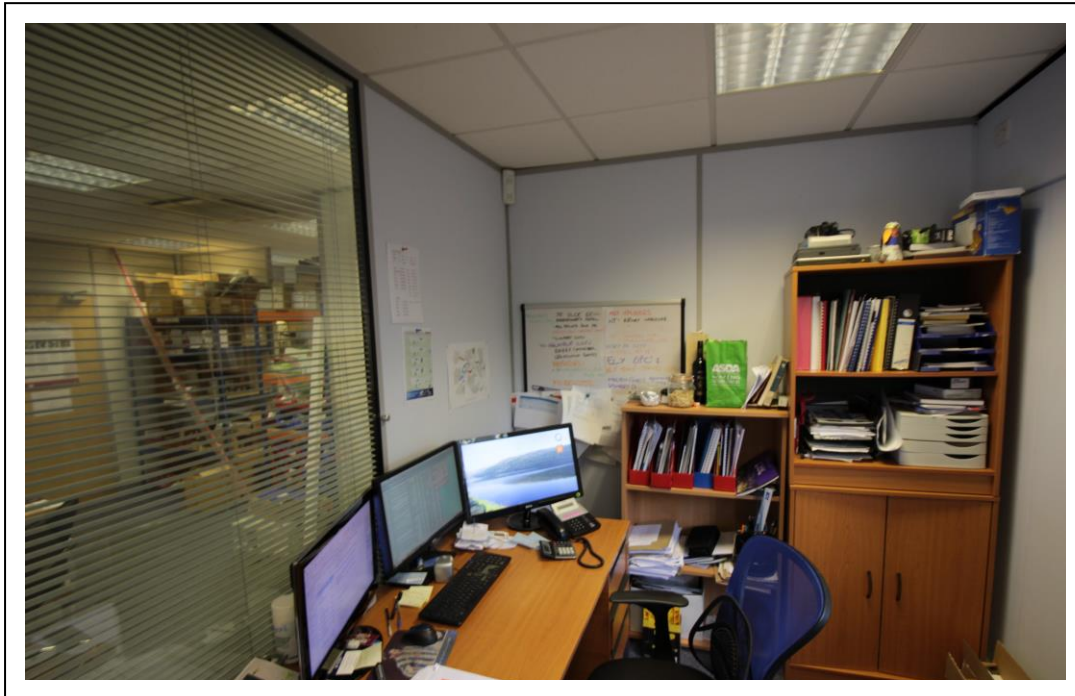
FIXTURES & FITTINGS

The fixtures and fittings mentioned in this brochure will remain available for the benefit of the ingoing occupier; neither the Agent nor their Clients can offer any form of warranty as to their working order, or suitability for any particular purpose.

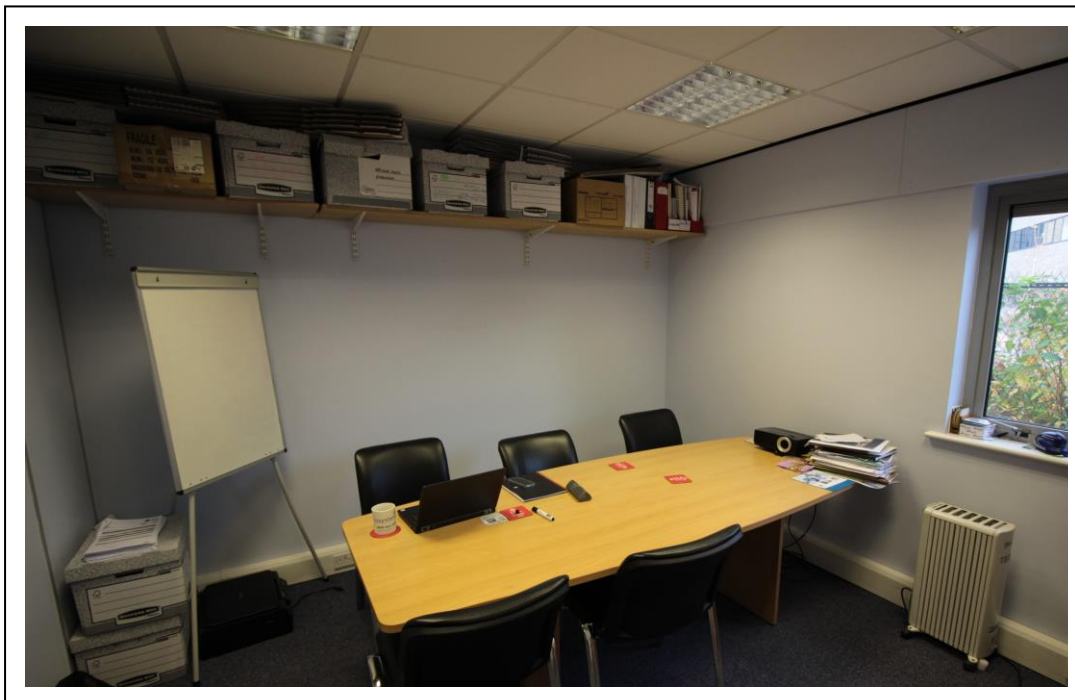
DISCLAIMER

Nothing in this brochure may be taken as offering any warranty as to the existence, suitability, adequacy or serviceability of any mains or other service, central heating installation, fixture or fitting, plumbing or wiring installation, security system, remedial or treatment work. Measurements are taken by a Disto laser measuring device. We would suggest that purchasers or Tenant's satisfy themselves as to their accuracy prior to purchase or entering into a Lease.

Office



Meeting room



Kitchenette

