

## Ground Floor Children's Day Nursery.

Units 1 & 2, Foljambe Court, Doncaster Road, East Dene, Rotherham,  
S65 2BG.



TO  
LET

## 📍 Location

The ground floor known as Units 1 & 2 of Foljambe Court is located to the north-eastern side of Doncaster Road, close to the junction with the main A6123 Herringthorpe Valley Road, which itself connects directly into the busy Mushroom Roundabout, in East Dene, Rotherham. The development enjoys convenient access to the A630 which leads directly into the centre of Rotherham and on towards Doncaster.



## 📝 Description

The subject property comprises of a children's day nursery, having been fully fitted out. The property benefits from the following specification:

- Attractive entrance reception.
- Three children's playrooms.
- Fully fitted commercial kitchen.
- Children's toilet facilities for each playroom, plus separate staff toilets.
- General hall.
- Reception office and a further office.
- Gas-fired central heating & PVCu double glazed windows.
- CCTV, LED lighting & 10 allocated parking space.
- Outside enclosed play area to the rear.

## 🏠 Accommodation

Approximate net internal floor area:

	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor	5,257	488.39
<b>Total</b>	<b>5,257</b>	<b>488.39</b>









## ☆ Rating Assessment

TBC

## 💡 Fixtures & Fittings

Neither CPR, nor their clients, can offer any form of warranty as to working order of any fixtures and fittings referred to, or suitability / capacity for any particular purpose. An incoming Tenant / purchaser must satisfy themselves in this regard prior to entering any legal or financial commitment.

## 📄 Planning

We would recommend any seriously interested parties to make all enquiries with the planning department of the Local Borough Council regarding any alternative uses.

## 📄 Energy Performance Certificate

Currently being commissioned.

## ☆ Services

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

## 📄 Terms

The property is available by way of a new Lease at a rental of £37,500 per annum.



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