

Refurbished modern, fully-serviced office suite available on flexible terms (LAST SUITE REMAINING)

Suite 2, Riverside Business Exchange, Sheffield Road, Rotherham, S60 1FL.



TO
LET

Location

Riverside Business Exchange occupies a very prominent corner position at the junction of the A6178 Sheffield Road and Phoenix Riverside. The development enjoys convenient access to J.34 of the M1 motorway which along with the Meadowhall Shopping Centre, is situated just two miles to the south-west. Rotherham town centre is within a short walking distance.



Description

Riverside Business Exchange is a serviced office development having recently been fully refurbished. The development offers a variety of suites over two floors which benefit from the following specification:

- Painted & plastered walls painted white.
- Carpeted floors.
- LED lighting.
- Air conditioning also providing heating.
- Break-out / staff room & fully fitted kitchen.
- Separate gender & accessible toilet facilities.
- Passenger lift.
- Kitchenette facilities.
- Raised floors.
- Passenger lift
- High-speed broadband.
- Perimeter networking & power sockets.
- High-speed broadband.
- Private car park.

Accommodation

Approximate net internal floor area:

Ground Floor	ft ²	m ²
Suite 2	648	60.20



☆ Rating Assessment

The development is currently being re-assessed for business rates.

💡 Fixtures & Fittings

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

❗ Terms

Suite 2 is available to let on a flexible 12-month term. Rental is £1,134 + VAT per calendar month.

☆ Service Charge

A service charge is levied for the maintenance, light, heat and power to the common parts within the development. Further details are available on application.

💧 Services

Mains 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.

📄 Energy Performance Certificate

The property is being re-assessed following refurbishment.



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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 Tenants satisfy themselves as to their accuracy prior to purchase or entering into a Lease.

Prices quoted are exclusive of VAT but may be subject to VAT.

The Money Laundering Regulations currently place a legal requirement on a prospective purchaser to provide two acceptable forms of I.D

Messrs. Commercial Property Rotherham for themselves and for vendors and lessors of this property whose agents 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. Commercial Property Rotherham has the authority to make or give any representation or warranty in relation to this property.

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