



## Modern ground floor offices with 4 allocated parking spaces.

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



## 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.



## 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

	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor	995	92.44
<b>Total</b>	<b>995</b>	<b>92.44</b>











## ☆ 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.

## 💡 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.

## 🏠 Planning

The property is suitable for uses falling within Class E of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. 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 £10,000 + 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 £147.18 + VAT per quarter.

## 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 has a compliant EPC rating of 74 (Band C). A copy of the EPC is available online or on request.



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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

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