

TO LET

CPR COMMERCIAL
PROPERTY
ROTHERHAM



Attractive, modern offices within a managed office development offering lift access & communal facilities.

Sycamore Suite, First Floor, Rise House, 18 High Street, Rotherham, S60 1PP.

📍 Location

Rise House is situated within the heart of Rotherham town centre, with frontage to the High Street, together with extensive views overlooking the attractive Minster which runs alongside Church Street. The property offers convenient access to a variety of local amenities situated within the town centre, whilst there is also an attractive Café at ground floor level. The property enjoys convenient access to the heart of the pedestrianised town centre, whilst being accessible by car via the top of High Street.

📄 Accommodation

Approximate net internal floor areas:

First Floor	ft ²	m ²
Office	426	39.58
Total	426	39.58

📄 Description

Rise House is a serviced business centre which provides excellent office and communal space, and is home to several businesses. An office suite has recently become available on the first floor of the development, which benefits from the following specification:

- Passenger lift access.
- LED lighting.
- Carpeted floors.
- Perimeter trunking with power points.
- Use of communal break-out area, communal kitchen and toilets.
- Wifi available.









— 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 into any legal or financial commitment.

— 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 into any legal or financial commitment.

— Energy Performance Certificate

The property has an Energy Performance Certificate (EPC) Rating of 56 (Band C). A copy of the EPC is available online or on request.

— Terms

The suite is available by way of a new Lease at an inclusive rental of £550.24 + VAT per calendar month. Rental is inclusive of all light, heat, power, broadband, and cleaning / maintenance to common areas of Rise House.



For further information please contact:

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commercialpropertyrotherham.com



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 us 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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Registered in England: Company Registration Number: 06713512. VAT Number: 941 0499 27.



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