

FOR SALE

CPR COMMERCIAL
PROPERTY
ROTHERHAM



Detached office building with 27 parking spaces.

Riverside Works, 9-12 Jessops Riverside, 800 Brightside Lane, Sheffield, S9 2RX.

Location

The property is situated on the A6109 Brightside Lane, approximately one mile from its junction with the M1 at Junction 34. The A6109 links the M1 with Sheffield City Centre and it also provides the main access to Meadowhall Shopping Centre. Meadowhall is located within walking distance of the property. The property is close to the recently opened IKEA and the proposed Meadowhall Leisure Complex. The bus link between the City Centre and Meadowhall runs past the unit every 7 minutes, making access to the site via public transport very easy. A Supertram station at Meadowhall is circa 15 minutes' walk from the property.

Accommodation

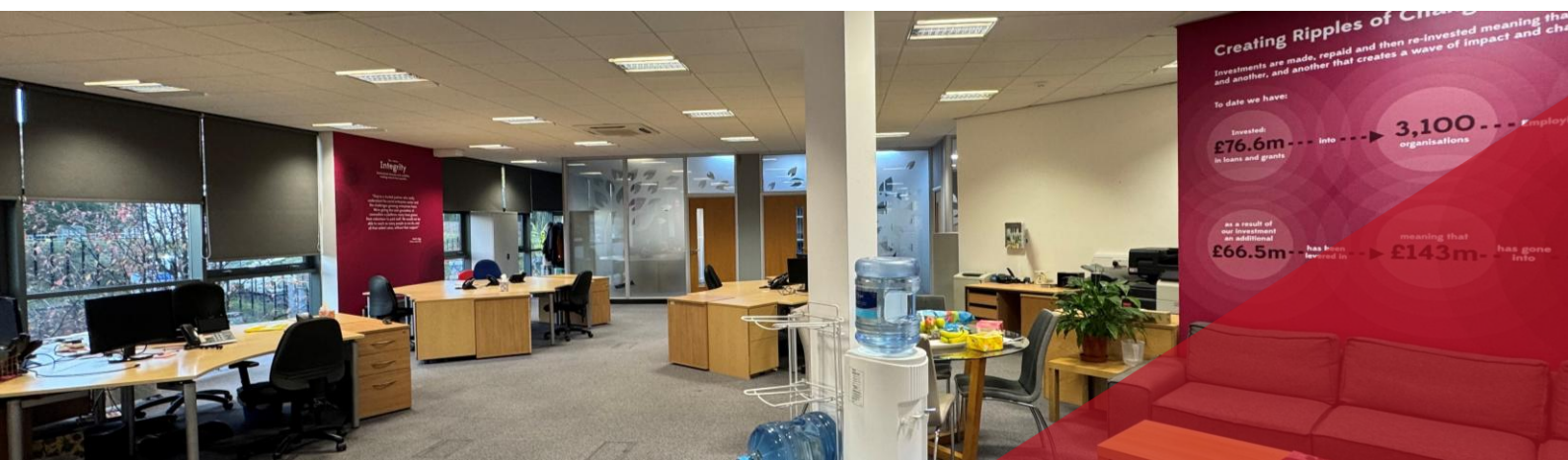
Approximate net internal floor areas:

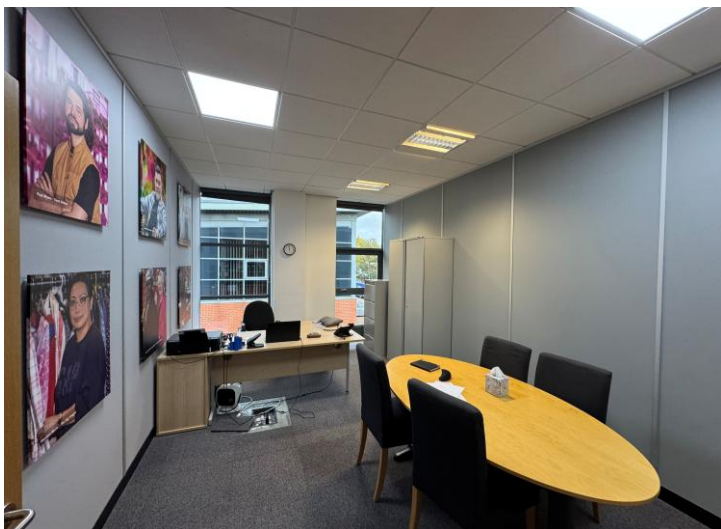
	ft ²	m ²
Ground	5,219	484.86
First	5,168	480.12
Total	10,387	964.98

Description

The subject property comprises of a purpose-built modern two-storey office building of brick construction under a pitched and tiled roof. Windows are in aluminium double-glazed fixtures. The property is approximately 20 years old and forms part of the highly-successful Jessops Riverside development. The property benefits from 27 allocated parking spaces and landscaped gardens outside, together with the following internal specification:

- Toilet facilities to both floors with shower facility at ground floor level.
- Suspended ceilings.
- Full access raised floors.
- Partial LED lighting.
- Newly installed air conditioning.
- Attractive glazed entrance.
- Passenger lift.
- Good natural light.
- Efficient floorplates.
- Offices built around central services core.
- Recently renewed kitchen, with separate gender toilet facilities to both floors.
- Bespoke flood defence barriers.
- External CCTV.
- Steel security cages to external air conditioning units.













— Rating Assessment

The Valuation Office Agency website confirms that the property has the following assessments:

9-12 Jessops Riverside (Part ground floor): £55,000.

Support Dogs Ltd, 9-12 Jessops Riverside (Part first floor): £29,000.

Keyfund Investments Ltd, 9-12 Jessops Riverside (Part first floor): £43,000.

— 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.

— Tenure

Leasehold

— 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 into any legal or financial commitment.

— Energy Performance Certificate

The property has an Energy Performance Certificate (EPC) Rating of 29 (Band B). A copy of the EPC is available online or on request..

— Price

o/a £1.1m



For further information please contact:

Neil Keally

01709 721706

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 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.

Director: N.A.Keally BSc (Hons) MRICS

Registered Office Address: Suite 7, Riverside Business Exchange, 1 Phoenix Riverside, Sheffield Road, Rotherham, S60 1FL.

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