TO LET

CPR COMMERCIAL PROPERTY ROTHERHAM



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

Woodlands Suite, Rise House,
18 High Street, Rotherham, S60 1PP.

www.commercialpropertyrotherham.com

TO LET

Suites 401, 402 & 403, Rise House,
18 High Street, Rotherham, S60 1PP.

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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	ft²	m²
401, 402 & 403	887	82.41
Total	887	82.41

Description

Rise House is an attractive, managed business centre which is home to a variety of local businesses, being configured over three floors. There is a Café at ground floor level, with various office suites to the upper floors. The vacant accommodation comprises of a suite of offices which are configured at first floor level and split into three separate rooms, which benefit from the following specification:

- Carpeted floors.
- Central heating.
- LED Lighting.
- Suspended ceilings.
- Window blinds.
- Perimeter trunking to parts.
- Passenger lift access.
- Secure intercom / entry access.

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RICS

Barnsley & Rotherham Chamber of Commerce
The Ultimate Business Network

rightmove

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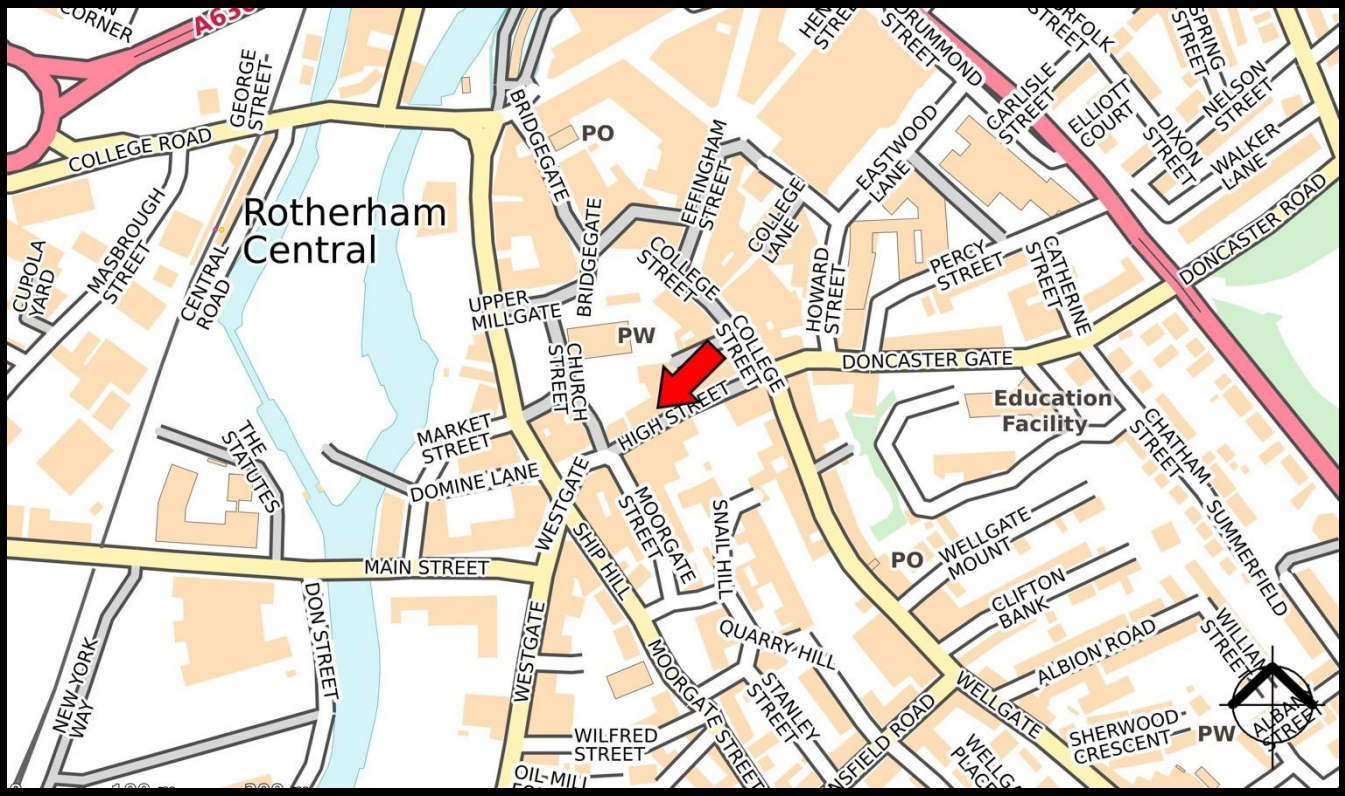
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Rating Assessment

We have consulted the Valuation Office Agency and understand that the whole building has a rateable value of £6,300, listed as “Offices & Premises”. Please note that this figure does not constitute the business rates payable.

Fixtures and Fittings

Neither CPR nor its clients make any representation or warranty as to the condition, performance, suitability, or capacity of any fixtures or fittings referred to in these particulars. Prospective tenants and purchasers must rely on their own enquiries and satisfy themselves on these matters before committing to any transaction.

Services

The property is understood to benefit from mains electricity, water and drainage connections. These services have not been tested by Commercial Property Rotherham and accordingly no representation or warranty is made regarding their condition, capacity or suitability. Prospective tenants and purchasers should make their own enquiries and satisfy themselves in this regard before 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 property is available by way of a new Lease at a rental of £950.00 + VAT / month, which is inclusive of light, heat, power and wifi.

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For further information please contact:

Neil Keally
01709 721706
www.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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