



# CPR

COMMERCIAL  
PROPERTY  
ROTHERHAM

Single-storey commercial unit plus mezzanine,  
with suitability for offices, retail, leisure &  
business uses.

6,188 ft<sup>2</sup> (574.88 m<sup>2</sup>)

Unit 3, New York Stadium, New York Way, Rotherham, S60 1FJ.



TO  
LET

## Location

The New York Community Stadium is situated in a prominent position between Don Street, Main Street, New York Way and Centenary Way Rotherham, affording excellent accessibility to Rotherham Town Centre and the motorway network (Junctions 33 & 34). The Stadium also offers convenient access to the Rotherham Railway Station and the newly upgraded Transport Interchange.



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

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## Description

The New York Community Stadium has become an iconic landmark development scheme within both Rotherham and South Yorkshire. The Community Stadium scheme provides not only sporting facilities and a capacity for approximately 12,000 supporters, but also provides for a further 30,000 ft<sup>2</sup> (2,787.09 m<sup>2</sup>) of commercial accommodation which is capable of being utilised for a range of purposes including retail, leisure, office and medical. Of the commercial accommodation, approximately 15,500 ft<sup>2</sup> of accommodation has been let. The last two vacant units are at ground floor level and are suitable for a range of business and leisure purposes.

The Stadium scheme incorporates conference and banqueting facilities which would be available to prospective purchasers of the scheme. Occupiers of the Stadium include Mears, Rotherham United Community Sports Trust, TTC PLC and Distinction Training. Since development of the Stadium the facility has not only hosted football league matches, but international and other corporate entertainment events. Unit 3 benefits from an open-plan layout together with a mezzanine and 15 parking spaces.

## Accommodation

Approximate gross internal floor area:

	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor	3,842	356.93
Mezzanine	2,346	217.95
<b>Total</b>	<b>6,188</b>	<b>574.89</b>



## ☆ Rating Assessment

Upon completion of the fitting out of the unit, the accommodation will be assessed for rating purposes.

## 💡 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

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

On application. A guide rental is offered at £60,000 per annum, which could vary dependent upon the nature of the use. The unit will be subject to an internal repairing and insuring Lease.

## 💧 Services

The property will benefit from mains electricity, water and drainage. Utilities will be separately metered by way of sub meters. 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

An EPC will be commissioned upon completion of the fitting out of the unit.

## 📋 Service Charge

A service charge is levied for the maintenance and repair of common parts and amenities.



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