



Ground floor suite of offices.

Ground Floor, Unit 3, Claire Court, Rawmarsh Road, Rotherham, S60 1RU.



**TO
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📍 Location

The subject property is located on the Claire Court development, which provides a terrace of business units originally built as hybrid units and now generally offering office accommodation. The development is self-contained with access directly off Rawmarsh Road, and conveniently situated just off the A6123 Greasbrough Road, which links into College Road Roundabout and on to the A630 Centenary Way ring road. Rotherham town centre is just a 5 minute walk away.



📝 Description

The ground floor of Unit 3 has recently become available and offers ideal accommodation to the small business looking for flexible space. There is an entrance lobby with accessible toilet facility off, together with three separate offices, accessed via a general office. The accommodation further benefits from a kitchenette, and the following specification:

- LED lighting.
- Some air conditioning.
- Electric security shutters.
- Double glazing.
- Forecourt parking.

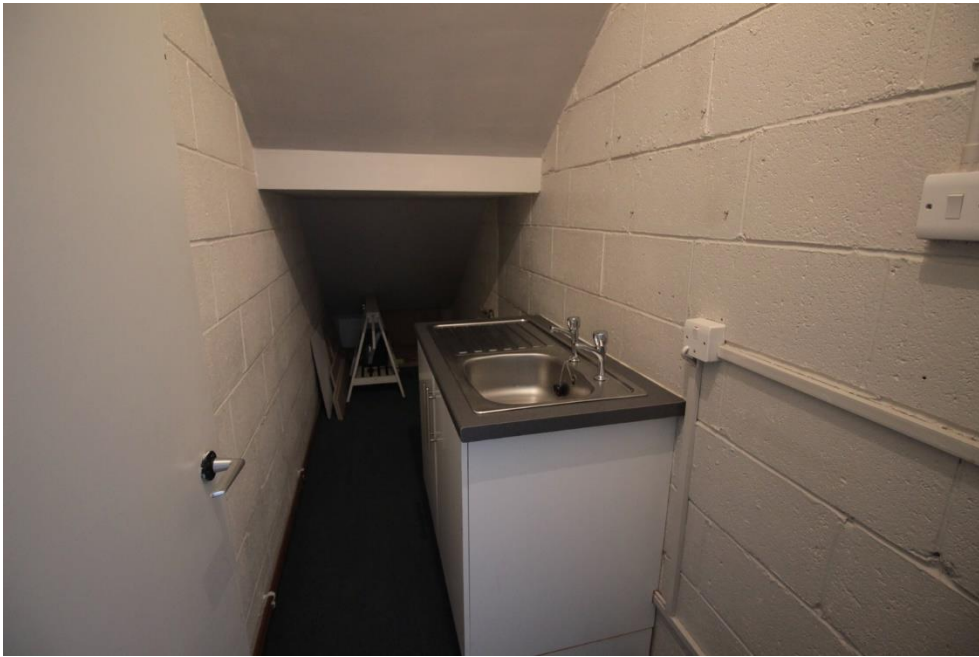
✚ Accommodation

Approximate gross internal floor area:

	ft ²	m ²
Ground Floor	1,047	97.27
Total	1,047	97.27







☆ Rating Assessment

The property is registered with one rateable value for both floors.

💡 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 in to any legal or financial commitment.

📄 Energy Performance Certificate

The property has an Energy Performance Certificate (EPC) Rating of 83 (Band D). A copy of the EPC is available online or on request.

📄 Terms

The first floor is available by way of a new Lease at rental of £650 / month.



01709 721706

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