

Ground, first & second floor offices
available to let on flexible all-inclusive
terms on a floor-by floor basis or as a
whole.

Coleman Street, Parkgate, Rotherham, S62 6EL.



TO
LET

Location

The subject property is located in the heart of Parkgate on Coleman Street. Access to local amenities and several bus services are conveniently available on the adjacent Broad Street. On street parking is available on Coleman Street. There is a free public car park available a short walking distance away on Hollybush Street, which is a turning off Broad Street.



Description

The subject property offers flexible modern office accommodation which could be used for leisure or light industrial uses at ground floor level. The property is available to let on a floor-by-floor basis, or as a whole. LED lighting is available to most parts, together with gas-fired central heating. Use of a communal kitchen / dining area is also available.

Accommodation

	ft ²	m ²
GF Offices	3,613	335.66
FF Offices	2,955	274.53
SF Offices / stores	334	31.03
Total	6,902	641.22



☆ Rating Assessment

Rental is inclusive of business rates.

💡 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

The property is suitable for uses falling within Class E of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. 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

The accommodation is available by way of a flexible, all-inclusive Lease at the following rentals:

	Monthly inclusive rental
Ground Floor	£1,250
First & Second Floor	£825
Whole building	£2,000

Rental shall include light, heat, power, business rates & buildings insurance, but exclude broadband and telephony.

💧 Services

Mains electricity, gas, 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.



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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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