

TO LET

CPR COMMERCIAL
PROPERTY
ROTHERHAM

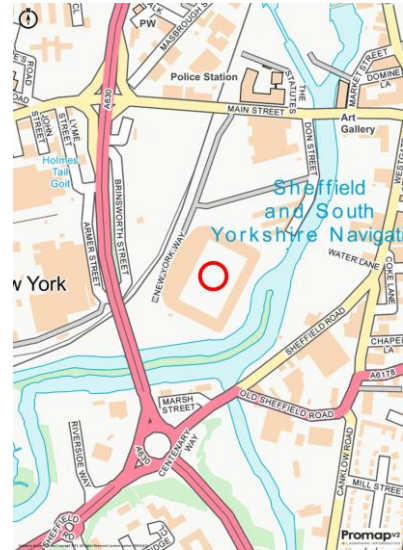


Brand new offices with parking.

Unit 4, New York Stadium, New York Way, Rotherham, S60 1FJ.

📍 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.



📄 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 12,000 supporters, but also provides a further 30,000 ft² (2,787.09 m²) of commercial accommodation which is capable of being utilised for a range of purposes including retail, leisure, office and medical. Of the commercial accommodation, two units remain available including Unit 4.

Demise	ft ²	m ²
Ground Floor	3,369	313.00
Total	3,369	313.00







— Rating Assessment

Awaiting assessment.

— 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.

— Planning

The property is suitable for office purposes.

— Service Charge

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

— 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 19 (Band A). 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 £37,000 per annum.



For further information please contact:

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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.

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

Commercial Property Rotherham is a trading name of Burgess Commercial Ltd.

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