



Office suites to let on all-inclusive terms.

Aldwarke Business Centre, Aldwarke Lane, Rotherham, S65 3SR.



TO
LET

Location

Aldwarke Business Centre is located on the A6123 Aldwarke Lane, which links into the A630 Fitzwilliam Road / Doncaster Road connecting Rotherham to Doncaster. Parkgate Retail World is located 1½ miles to the west. Rotherham town centre is located just 3½ miles to the south-west.



Description

The development offers a range of office suites which are suitable to the small business through to larger organisations. The office suites offer flexible open-plan space with electric heating, broadband, carpeted floors, and access to communal toilet and kitchen facilities. Ample parking is available immediately outside.

Accommodation

| Suite | ft ² | m ² |
|-------|-----------------|----------------|
| 1 | 165 | 15.33 |
| 2 | 145 | 13.47 |
| 3 | 512 | 47.57 |
| 4 | 381 | 35.40 |
| 5 | 633 | 58.81 |



☆ Rating Assessment

Business rates are inclusive within rental.

💡 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.

❗ Terms

Each suite is available on flexible, all-inclusive terms, with rental to include light, heat, power, broadband, business rates and cleaning to common parts.

| Suite | Size (ft ²) | Monthly rental |
|-------|-------------------------|----------------|
| 1 | 165 | £220.00 |
| 2 | 145 | £195.00 |
| 3 | 512 | £685.00 |
| 4 | 381 | £510.00 |
| 5 | 633 | £845.00 |

📄 Energy Performance Certificate

A copy of the EPC is available online or on request.



01709 721706

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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

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