

0114 2449121

eddisons.com

OFFICE - TO LET

Eddisons



THORNBANK HOUSE, MOORGATE ROAD, ROTHERHAM, SOUTH YORKSHIRE S60 2AG

Rent: £3,120 per annum

- Small Office Suites
- Available on 12 month tenancy inclusive of lights, heating, cleaning and building insurance.
- Located within the Town's recognised prime office location.
- Single offices available

Size: 283 - 742 sq ft

(26.29 - 68.93 sq m)

LOCATION

The property is situated in a prominent location to the corner of Moorgate Road and Mountenoy Road approximately 200 yards away from the road junction with Alma Road, Hollowgate and Moorgate Street approximately 3/4 of a mile south of Rotherham Town Centre. Moorgate Road (A618) provides access via Bawtry Road (A631), Rotherham's Ring Road to Junction 33 of the M1 Motorway approximately 3 miles South of the subject property. Moorgate Road is regarded by many as being the prime office location within Rotherham Town Centre with a number of Accountants, Solicitors and other Professional Companies being situated within.



DESCRIPTION

Attractive Ground Floor Office Suite. The Offices provide a series of Office Suites within a three storey Office Building.

Key Features

Small Office Suites

Located within the Town's recognised prime office location,
Available on 12 month tenancy inclusive of lights, heating, cleaning and building insurance.
Single offices available.

SERVICES

We understand that the property benefits from being centrally heated on a common central heating system and that all other main services are connected.

ACCOMMODATION

Office 1 - 283 sq ft (26.29 sq m)
Office 2 - 200 sq ft (18.58 sq m)
Office 3 - 128 sq ft (11.89 sq m)
Office/Store -131 sq ft (12.17 sq m)
Shared W.C.

RENT

The rent is from £60 per week.

VAT

We understand that VAT may be payable on the rental and/or service charge or any other payments detailed above.

LEASE TERMS

The property is available on the basis of an inclusive rental on a simple 12 month Licence on the basis of a rental from £60 per week for a single Office inclusive of lighting, heating, cleaning and building insurance, but exclusive of rates.

TENURE

Leasehold

LEGAL COSTS

The ingoing tenant will be responsible for the landlord's reasonable legal costs in connection with the transaction.

EPC

The property has an EPC of D (89). A copy of the EPC is available from the agent.

ANTI-MONEY LAUNDERING

Prospective tenants will be required to provide proof of ID to comply with money laundering legislation.

VIEWING

Strictly by appointment with the sole agents:- Eddisons
1 Blackburn Road
Sheffield
S61 2DW
Contact: George Thompson
George.Thompson@eddisons.com
(0114) 2449121

Ref: HEA001 007356 159884

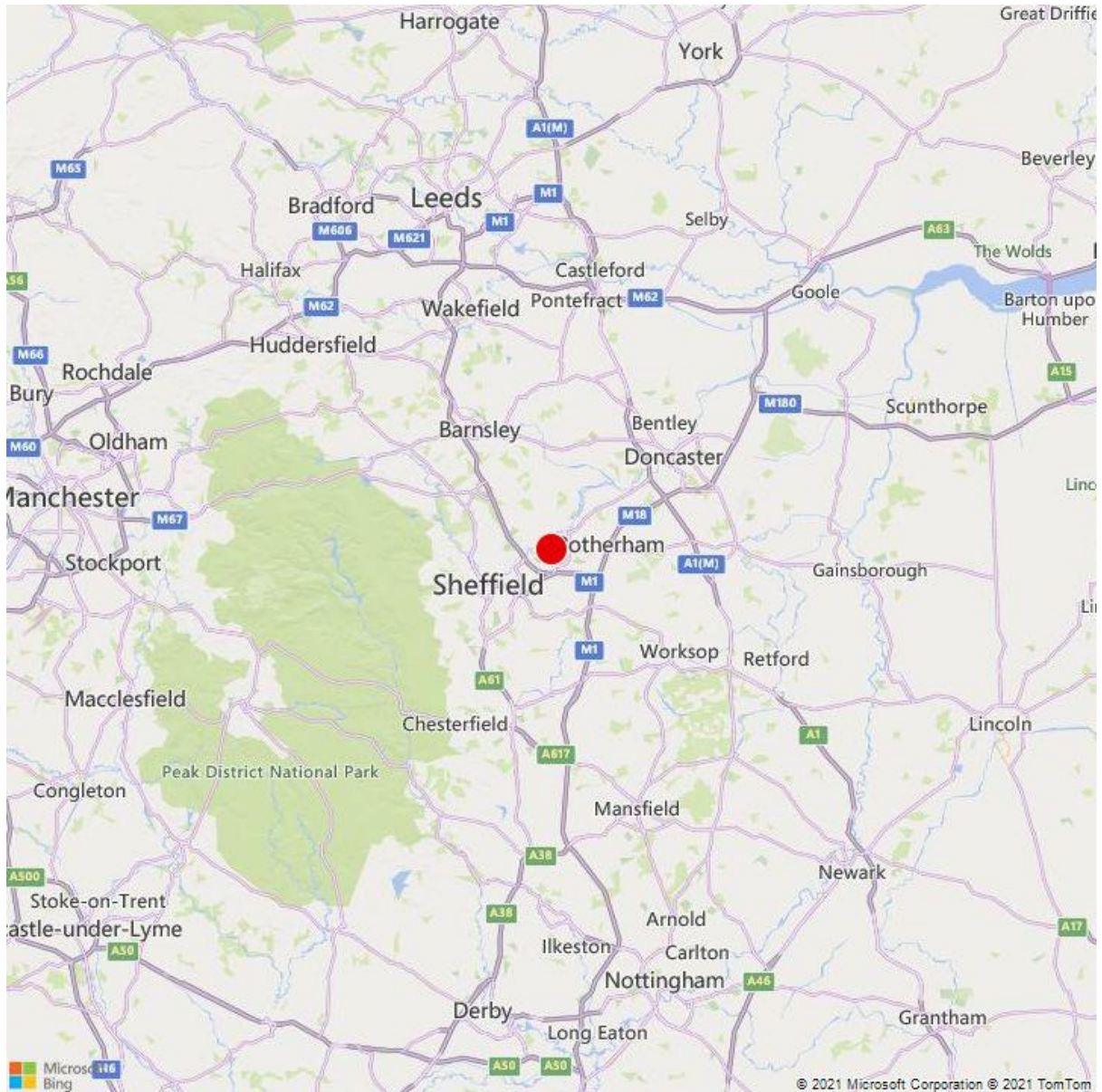
For more information, visit eddisons.com
T: 0114 2449121

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

Eddisons

Incorporating Fernie Greaves



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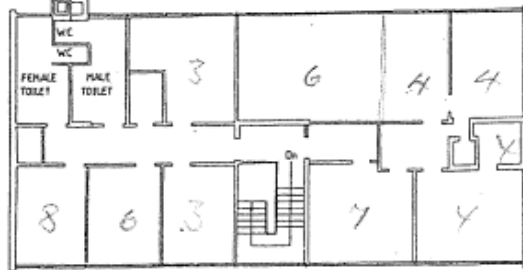
Eddisons

Incorporating **Fernie Greaves**

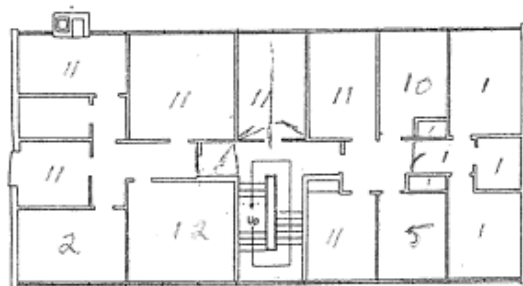
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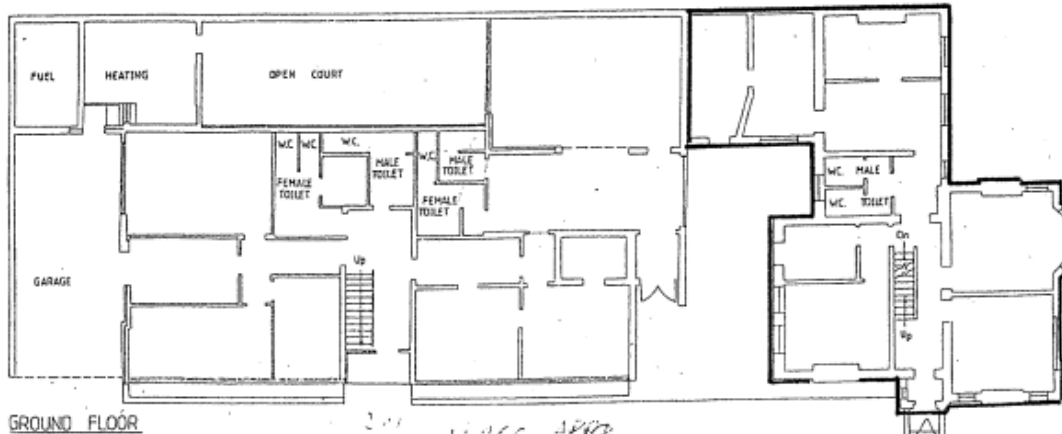
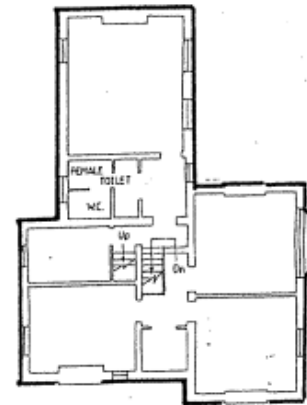
FLOOR PLAN LAYOUT.
 THORN BANK HOUSE
 38 MOORCOTE RD.
 ROTHERHAM.
 NOT TO SCALE



SECOND FLOOR



FIRST FLOOR



GROUND FLOOR

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