

0114 2449121

eddisons.com

OFFICE - TO LET

Eddisons



6 & 8 NIGHTINGALE COURT, NIGHTINGALE CLOSE, ROTHERHAM S60 2AB

Rent: £15,000 per annum exclusive

Size: 2,319 sq ft (215.44 sq m)

- Ground and First Floor Self Contained Office Suite
- Located on popular office development with 8 car parking spaces
- Available from 2 September 2025

LOCATION

The property is situated within Nightingale Court and is accessed via Nightingale Close adjacent to the junction with Alma Road, Moorgate Road and Hollowgate to the southern fringe of Rotherham Town Centre.

Moorgate Road is traditionally regarded as Rotherham's Prime Office location with a number of solicitors, accountants and professional organisations being located close by. Nightingale Court is occupied by Callidus Law, Aardvark Recruitment and Kip McGrath Education Centre to name but a few.

Nightingale Court benefits from its close proximity to the Town Centre and its excellent access to the ring road system and nearby motorway networks.



DESCRIPTION

The property comprises a self contained ground and first floor office suite being a mix of open plan and partitioned offices.

Externally, there are 8 car parking spaces.

SERVICES

All main services are connected to the property.

Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of the services, fixtures and fittings.

ACCOMMODATION

All measurements are approximate prepared on a net internal area basis.

	M ²	SQ FT
6 & 8	215.4	2,319
TOTAL	215.4	2,319



RENT

Units 6 & 8 - £15,000 pax

VAT

We understand that VAT will be payable on the rental and the service charge.

LEASE TERMS

The property is available on a new 3, 6 or 9 year FRI lease with 3 year rental reviews.

SERVICE CHARGE

There is a Service Charge of 10% of the annual rental for maintenance and repair of common parts and external areas.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £38,000. The assessment will be split upon new occupation.

TENURE

Leasehold

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.

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LEGAL COSTS

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

EPC

EPC rating is D (84) - Valid until 19 June 2033. A copy of the Energy Performance Certificate is be available on request.

ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

VIEWING

Strictly by appointment with the sole agents:- Eddisons

1 Blackburn Road

Sheffield

S61 2SU

Contact: George Thompson

george.thompson@eddisons.com

(0114) 2449121 Mobile 07831 446313

Ref: 1228929

For more information, visit eddisons.com

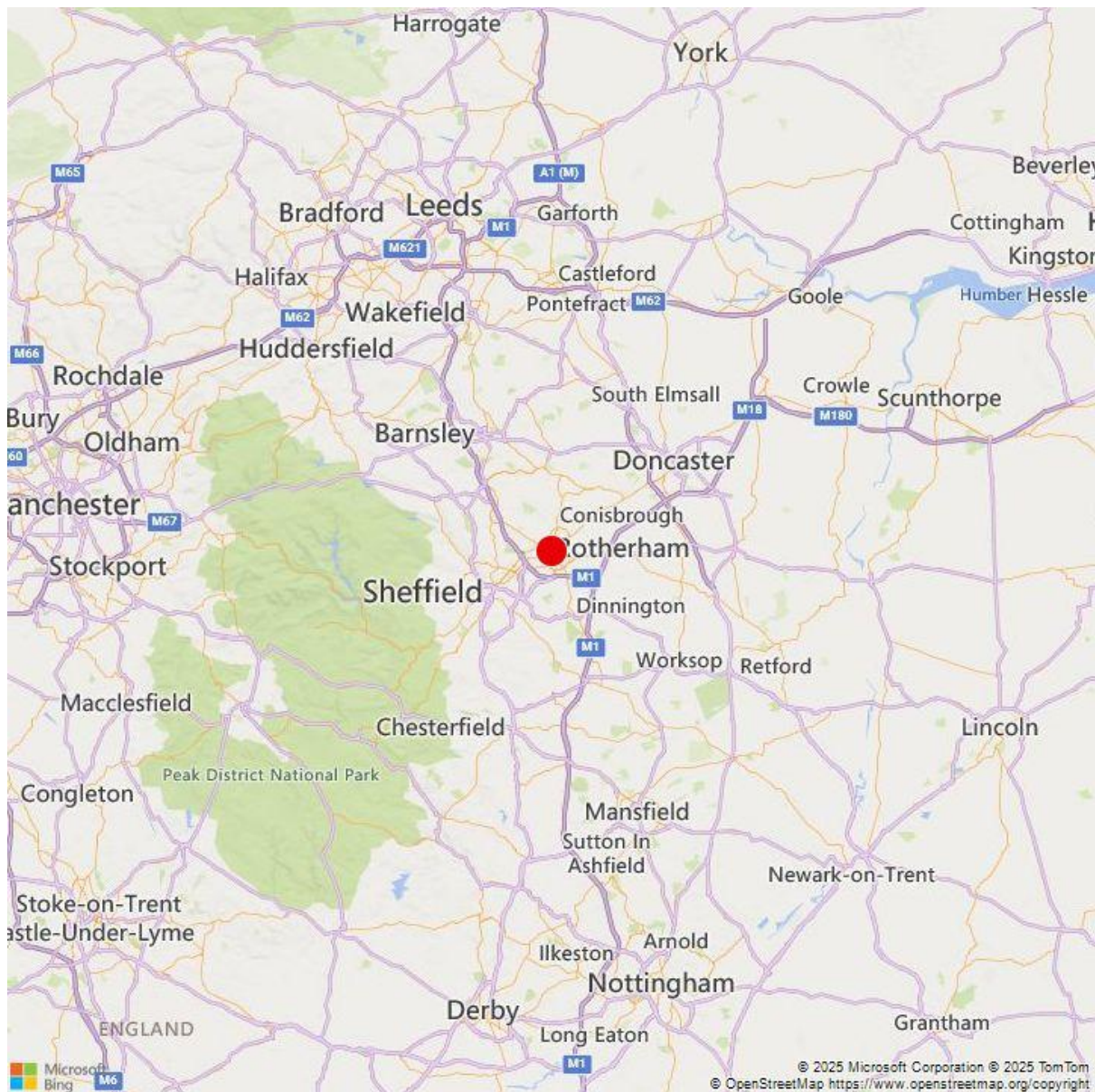
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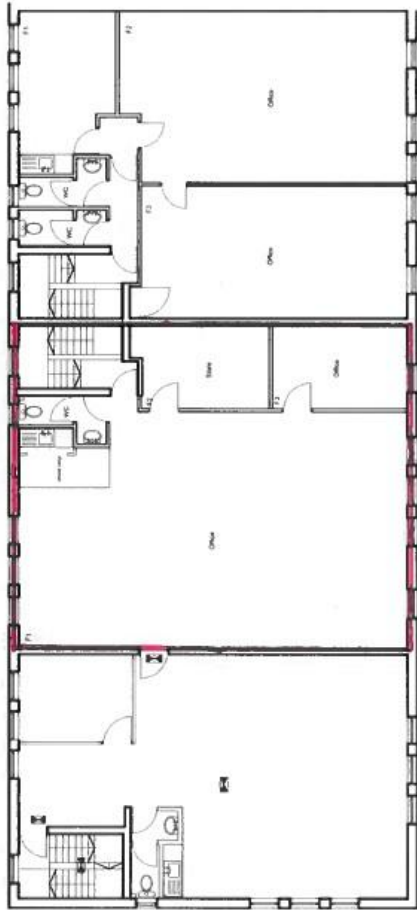
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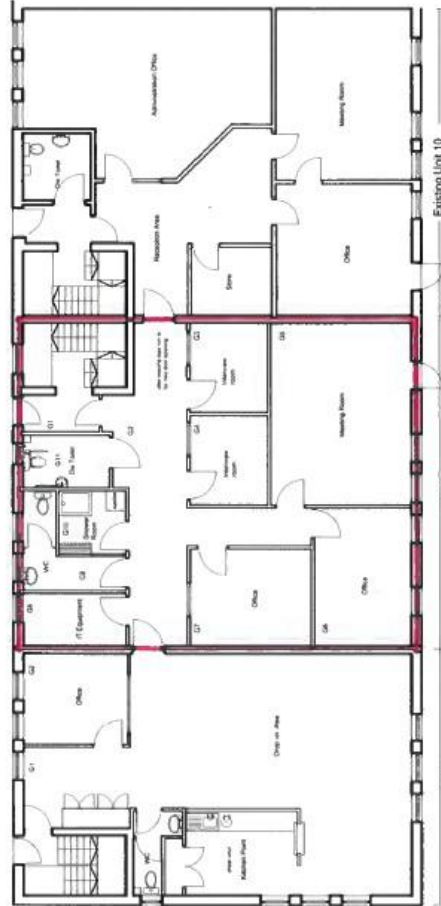
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First Floor Plan
unit 4 unit 6 unit 8 Existing Unit 10



Ground Floor Plan
unit 2 unit 4 unit 6 Existing Unit 10

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