



Blackburn Business Centre, Blackburn Road, Rotherham  
S61 2DW

# Blackburn Business Centre

Blackburn Road, Rotherham, S61 2DW



## Agreement

To Let



## Detail

Serviced Offices



## Rent

£4,140 – £11,400 pax



## Size

14.9 to 54.4 sq m  
(160 to 586 sq ft)



## Location

Rotherham, S61 2DW



## Property ID

751.1237336

**For Viewing & All Other Enquiries Please Contact:**

**Paul Oddy**

BSc(Hons)

Director

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## Property

The available premises comprise of recently refurbished serviced offices and ancillary accommodation on ground floor level available on 'all inclusive' terms, divided into separate suites available for individual or combined occupation. The offices have been finished to a high standard, with the specification including:-

- Communal kitchen, WC's and board room
- Part furnished offices with intruder and fire alarms
- Self-contained secure entrance with 24/7 access
- On-site car parking 2 bays per office
- Electrically operated security shutters to all ground floor windows
- Air conditioning (separate charge for annual servicing)
- Secure high speed internet available at tenants cost
- Weekly office cleaning

## Energy Performance Certificate

Rating: C(73)

## Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

The cost of electricity and water usage is included in the rent quoted,

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Ground Floor-Office 1	54.4	586
Ground Floor - Office 3	14.9	160
Total GIA	69.3	746

## Rates

**Charging Authority:** Sheffield City Council  
**Description:** Offices and Premises  
**Rateable value:** See Below  
**UBR:** 0.546  
**Period:** 2024-2025

Office	Rateable Value
Ground Floor - Office 1	£5,400
Ground Floor - Office 3	£2,900
Small Business Rates Relief currently applies	

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

The property is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

## Town & Country Planning

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We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own enquiries.

## Tenure

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The office suites are available **To Let** by way of new leases on all-inclusive flexible terms.

## Rent

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The Rent will be from £4,140 per annum to £11,400 per annum plus VAT. The rental is inclusive of service charge as well as electricity and water usage.

Office	Rent Per Annum
Ground Floor - Office 1	£4,140
Ground Floor - Office 3	£11,400

## VAT

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We understand that VAT will be charged on the rental and/or any other payments detailed.

## Legal Costs

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Each party is to be responsible for their own legal costs incurred in documenting the transaction.

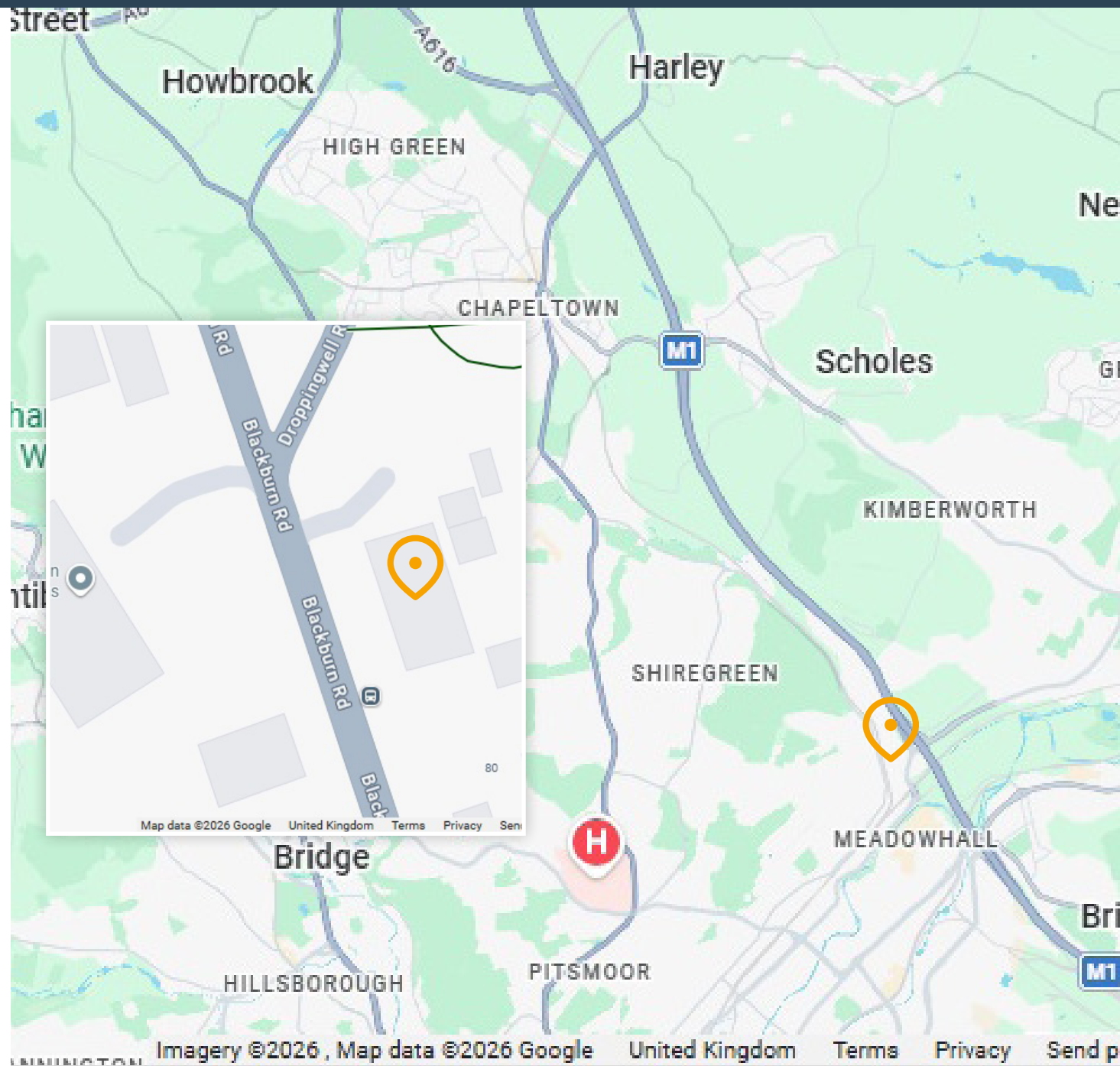
## Anti-Money Laundering

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In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective tenants prior to instruction of solicitors.

## Location

Blackburn Business Centre is a prominently positioned two storey office property located on Blackburn Road accessed within 1/2 mile of Junction 35 of the M1 Motorway. Blackburn Business Centre enjoys easy access to both Meadowhall Shopping Centre and the M1 Motorway, both being only around 2 minutes drive away. Sheffield City Centre is also only around a 15 minutes drive away.





Google Maps



