

0114 2449121

eddisons.com

OFFICE - TO LET

Eddisons



**FIRST FLOOR OFFICES, TEMPLEBOROUGH HOUSE, SHEFFIELD ROAD,
ROTHERHAM, SOUTH YORKSHIRE S60 1DX**

Rent: £13,125 per annum

Size: 2,625 sq ft (243.86 sq m)

- First floor office suite
- Excellent location being close to M1 Junction 34
- Ample onsite parking
- Available on new lease

LOCATION

The property is located to the northern side of Sheffield Road (A6178) and stands to the front of Magna Science and Adventure Centre. Sheffield Road gives access to Junction 34 of the M1 Motorway approximately one mile due west whilst giving access to Rotherham Town Centre approximately one and a half miles due east.



DESCRIPTION

Templeborough House comprises a two storey detached office building of solid brick construction with flat roof over. The subject suite comprises the whole of the first floor being accessed from a shared entrance but with private secure entrance and staircase to first floor. To the front of the property is ample car parking.

ACCOMMODATION

Offices - 2,625 sq ft (243 sq m)



RENT

The rent is £13,125 per annum.

VAT

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

LEASE TERMS

The property is available by way of a new 3, 6 or 9 nine year lease upon fully repairing and insuring terms with provision for three yearly rental review and breaks with the lease being drawn outside the provisions of the Landlord and Tenant Act 1954 Part II.

TENURE

Leasehold

LEGAL COSTS

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

SERVICE CHARGE

£5 per sq ft.

EPC

The property has an EPC of E (108). 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: MAG002/009884

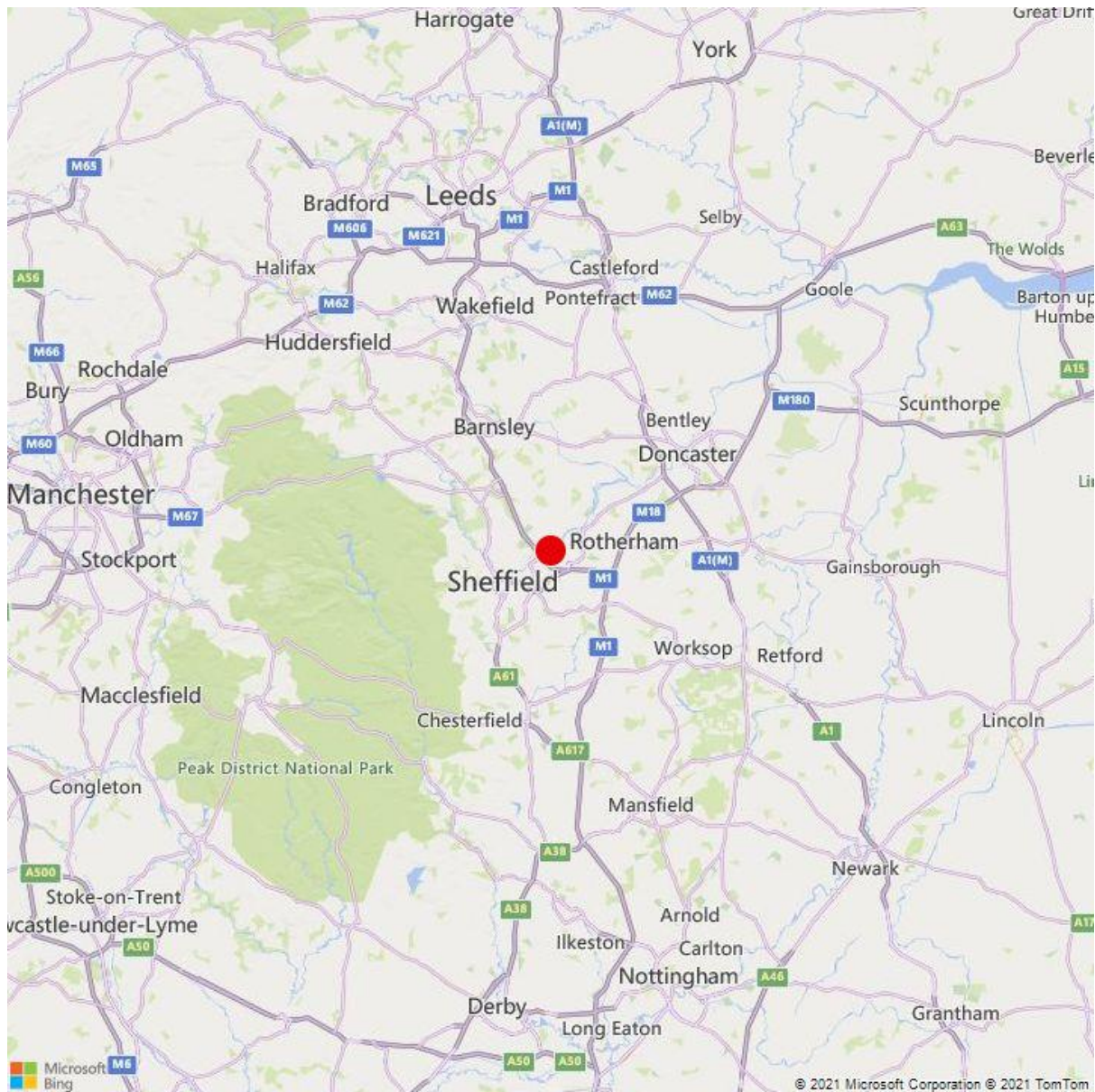
For more information, visit eddisons.com
T: 0114 2449121

Important Information

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Incorporating Fernie Greaves



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