

## TO LET

High Quality Office Building  
2,608 ft<sup>2</sup> (242.29 m<sup>2</sup>)

### GROUND FLOOR UNIT H THE POINT BRADMARSH BUSINESS PARK ROTHERHAM



Property Misdescriptions Act 1991

Messrs. Burgess Commercial for themselves and for vendors and lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessee's, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenant's should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs. Burgess Commercial has the authority to make or give any representation or warranty in relation to this property.

## LOCATION

The Point development forms part of the hugely successful Bradmarsh Business Park in Rotherham, which is ideally situated within 1.5 miles of junctions 33 and 34 of the M1 motorway. The development is also conveniently situated within 0.5 miles of the town centre, whilst Sheffield city centre and the Meadowhall Shopping Centre are also both situated close by.

## BRIEF DESCRIPTION

Unit H The Point comprises of a modern detached office building of which the ground floor is presently available. The accommodation is predominately open plan, but with the benefit of some individual private offices. The building has a central service core with disabled, ladies and gents W.C's, kitchenette facilities, raised carpeted floors, suspended ceilings incorporating inset lighting, air conditioning, electrically operated security shutters to the ground floor windows and doors, and 10 allocated car parking spaces immediately to the frontage.

## ACCOMMODATION

Approximate net internal floor area:

	ft <sup>2</sup>	m <sup>2</sup>
Ground floor	2,608	242.29
<b>Total</b>	<b>2,608</b>	<b>242.29</b>

## FIXTURES & FITTINGS

The fixtures and fittings mentioned in this brochure will remain available for the benefit of the incoming occupier; neither the Agent nor their Clients can offer any form of warranty as to their working order, or suitability for any particular purpose.

## RATING ASSESSMENT

Whilst we have not had sight of any title documentation we are given to understand the ground floor of Unit H has a Rateable Value of £23,750 and is listed as "Offices and Premises".

## SERVICES

Mains electricity, water and drainage are understood to be supplied and connected. None of the services have however been tested. We would recommend all interested parties to satisfy themselves as to the suitability and capacity of all services prior to entering into any legal and financial commitment.

## PLANNING

The unit is suitable for all uses falling within Class B1 of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005. We would recommend any seriously interested parties to make all enquiries with the planning department of the Local Borough Council regarding any alternative uses.

## TERMS

The premises are available by way of a new lease for a term to be agreed at a rental of £13,040 p.a. For further details please contact the sole agents.

## VAT

Prices quoted are exclusive of VAT but may be subject to VAT.

## VIEWING & FURTHER DETAILS

Viewing and further information is available by contacting the Joint Sole Agents, Burgess Commercial on 01709 721706 or Knight Frank on 0114 272 9750.

## PROPERTY MISDESCRIPTIONS ACT 1991

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 sonic tape and we would suggest that purchasers satisfy themselves as to their accuracy prior to purchase or lease.