

Property Consultants



T 0114 272 3888

Hawk Works, 105A Mary Street, Sheffield S1 4RT

To Let

**Unit 1C, Rail Mill Way, Parkgate Business Park,
Rotherham S62 6JQ**



- **Ground & First Floor Showroom Premises**
- **Ideally Located in Parkgate Business Park**
- **Excellent Road Access**
- **To be Redecorated Internally and Externally**
- **1,104 sq ft (102.6 sq m)**
- **To Let on a New Lease**

www.crosthwaitecommercial.com

LOCATION

The unit is ideally located for access to the national motorway network, being 3 miles from the M1 (J33/J34/J35) and 7 miles from the M18 (J1).

The site itself is located on Rail Mill Road accessed from Rotherham Road, adjacent to a major retail park, with easy access from the main arterial routes of the A633, A630 and A629.

DESCRIPTION

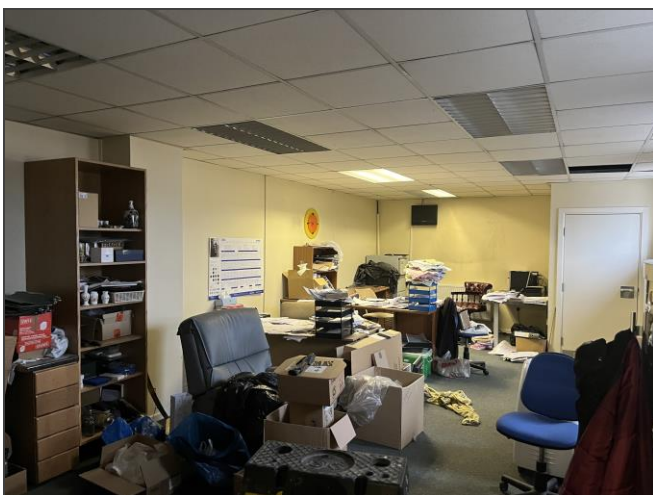
The available space comprises of a showroom premises with first floor offices. The unit comprises both a kitchenette and WC facilities.

The unit will be redecorated with new lighting, ceiling tiles and carpets by the landlord prior to a tenant's occupation. The front of the premises is also to be redecorated.

There is parking for multiple vehicles directly outside the premises.

ACCOMMODATION (Approx gross internal areas)

Ground Floor	363 sq ft	(33.7 sq m)
First Floor	741 sq ft	(68.8 sq m)
Total	1,104 sq ft	(102.6 sq m)



RATING

The unit will need to be reassessed upon occupation of the premises.

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

RENT

We are quoting **£7,950 per annum**.

VAT

If applicable, VAT will be payable at the prevailing rate.

LEASE

The premises are available to let on a new lease for a term to be agreed.

RENT DEPOSIT

A rent deposit may be held as a bond over the term of the lease.

MONEY LAUNDERING

In order to comply with Money Laundering Regulations, ingoing tenants will be required to provide identification documentation.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

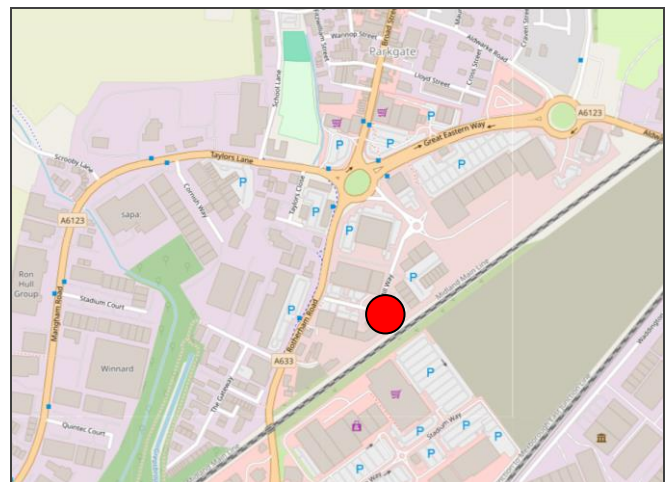
VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agents detailed below:

Tom Shelton - Crosthwaite Commercial

tom@crosthwaitecommercial.com

07738 335 482



SUBJECT TO CONTRACT AND AVAILABILITY February 2024