

Property Consultants



Crosthwaite
COMMERCIAL

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

To Let (May Sell)

Unit 4 Genesis Park, Rotherham, S60 1DX



- **Modern Hybrid Unit To Let**
- **Prominent Location off Sheffield Road (A6178)**
- **Ground Floor Workshop with First Floor Offices**
- **5,030 Sq Ft (467.3 Sq M) Gross Internal Area**
- **10 Demised Car Parking Spaces**
- **To Let (May Sell)**
- **Immediately Available**

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LOCATION

The property is located on Genesis Park, off Sheffield Road, in the Templeborough area of Rotherham.

Genesis Park has direct access to Junction 34 of the M1 motorway, approximately 1 mile to the west. Sheffield Road also provides access into Sheffield City Centre and Rotherham Town Centre, 4 miles south and 1 mile north respectively.

Meadowhall Shopping Centre is located approximately 1 mile to the south west.

DESCRIPTION

The building is a semi-detached hybrid unit arranged over two floors.

The building is accessed via a main pedestrian entrance leading into the lobby and stairwell. The ground floor provides workshop space with WC facilities and kitchen and benefits from roller shutter access which is 2.7m high by 3.5m wide. To the first floor, there is a fully fitted office suite providing a mixture of open plan space and smaller meeting rooms. There are further WC facilities on the first floor.

There are 10 demised car parking spaces

ACCOMMODATION

(All gross areas are approximate)

Ground Floor	2,523 sq ft	234.4 sq m
First Floor	2,507 sq ft	232.9 sq m
Total	5,030 sq ft	467.3 sq m



RATING

According to the Valuation Office Agency – Rating List on the Internet 2023, the premises are assessed as follows:

Business Unit and Premises - Rateable Value £26,500

RENT

£42,750 per annum exclusive.

SALE PRICE

Offers in the region of **£500,000** are invited for the Long leasehold interest, with vacant possession

VAT

VAT is to be paid at the prevailing rate.

SERVICE CHARGE

A service charge will be required for the maintenance of the estate, including landscaping, common areas and security. Details on request.

ENERGY PERFORMANCE CERTIFICATE

The Building has a rating of 55 (Band C). A copy of the EPC is available upon request.

MONEY LAUNDERING

In order to comply with Money Laundering Regulations, purchasers will be required to provide identification documentation together with confirmation of the source of funding. Further details on request.

LEGAL COSTS

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

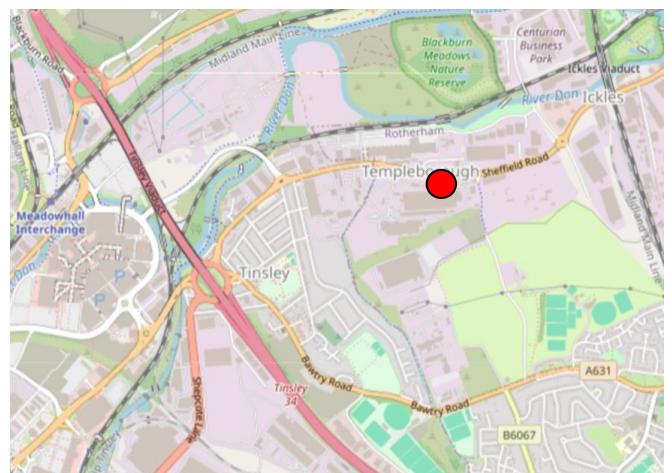
VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

Mark Holmes – Crosthwaite Commercial

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SUBJECT TO CONTRACT AND AVAILABILITY

August 2024