

Property Consultants



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

# To Let

Fullerton Court, Sheffield Road, Rotherham S60 1DH



- **First Floor Office Accommodation**
- **Excellent Motorway Access**
- **Generous Demised Car Parking**
- **2,000 sq ft - 4,000 sq ft Available**
- **To Let On a New Lease**
- **Immediately Available**

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## LOCATION

Fullerton Court is accessed from Sheffield Road, in the Templeborough area of Rotherham.

Sheffield Road has direct access to Junction 34 of the M1 motorway, approximately 1.7 miles to the west. Sheffield Road also provides access into Sheffield City Centre and Rotherham Town Centre, 6 miles south and 1 mile north respectively.

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

## DESCRIPTION

The available space comprises two modern refurbished first floor suites at Fullerton Court, a high quality, modern, pavilion style office.

Both suites have been refurbished to a high standard including gas central heating, raised floors, suspended ceilings and WC's. There is also a kitchenette facility within office 4. The building itself benefits from a separate entrance serviced by a passenger lift.

The accommodation benefits from parking spaces directly in front of the premises.

## ACCOMMODATION (Approx net internal areas)

Suite 3	2,000 sq ft	185.8 sq m
Suite 4	2,000 sq ft	185.8 sq m
<b>Total</b>	<b>4,000 sq ft</b>	<b>371.6 sq m</b>



## RATING ASSESSMENT

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

Offices & Premises RV £28,500

## RENT

£10 per sq ft. VAT will be payable.

## LEASE

The premises are available 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.

## ENERGY PERFORMANCE CERTIFICATE

A full Energy Performance Certificate will be provided on request.

## LEGAL COSTS

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

## MONEY LAUNDERING

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

## VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the joint agents detailed below.

**Mark Holmes - Crosthwaite Commercial**

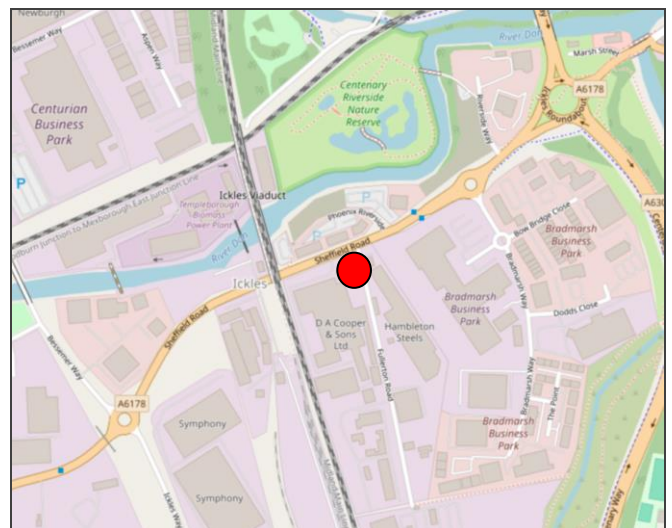
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SUBJECT TO CONTRACT AND AVAILABILITY December 2024