

Property Consultants



**T 0114 272 3888**

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

# To Let

**A06 & A07 Magna Business Park, Temple Road,  
Rotherham, South Yorkshire, S60 1FG**



- Office Space on Flexible Inclusive Terms
- Convenient Location close to the M1
- Suites of 300 sq ft (5 Person) & 426 sq ft (7 Person)
- Generous Car Parking Provision
- Rents from £625 pcm Inclusive of Service Charge
- Immediately Available

[www.crosthwaitecommercial.com](http://www.crosthwaitecommercial.com)



**Crosthwaite**  
**COMMERCIAL**

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## LOCATION

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

Magna Business 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.

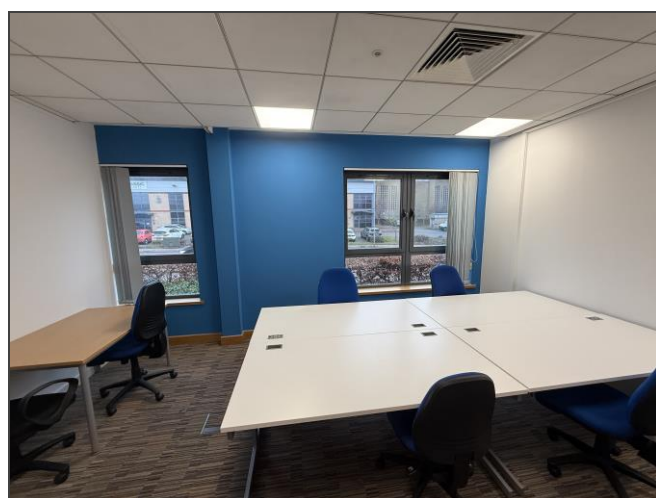
## DESCRIPTION

A pair of first floor offices which are well presented – decorated, carpeted, with modern suspended ceilings and LED lighting with raised access floors. Furniture can be provided if required. There is a communal meeting room available to hire.

A shared kitchen together, with toilet facilities for use by tenants and their staff. The common parts, kitchen and toilets are cleaned and maintained by the landlord. There is ample free car parking and pleasant landscaped grounds.

## ACCOMMODATION (Approx net internal areas)

<b>A06 (5 Person)</b>	<b>300 sq ft</b>	<b>27.9 sq m</b>
<b>A07 (7 Person)</b>	<b>426 sq ft</b>	<b>39.6 sq m</b>



## ENERGY PERFORMANCE CERTIFICATE

A full EPC is available on request.

## ALL INCLUSIVE RENT

<b>A06</b>	<b>£625 pcm</b>
<b>A07</b>	<b>£900 pcm</b>

The rent includes utilities maintenance & management of the building, communal cleaning and insurance. Tenants are required to arrange their own telecoms. VAT is payable.

## TENANCIES

Flexible, all-inclusive licences are available for a minimum term of six months. Occupiers are able to vacate upon one months' notice thereafter. The office is available on a flexible, inclusive lease. A rent deposit equivalent to one month's rent including VAT.

## RATING ASSESSMENT

100% small business rates relief should be available, subject to status.

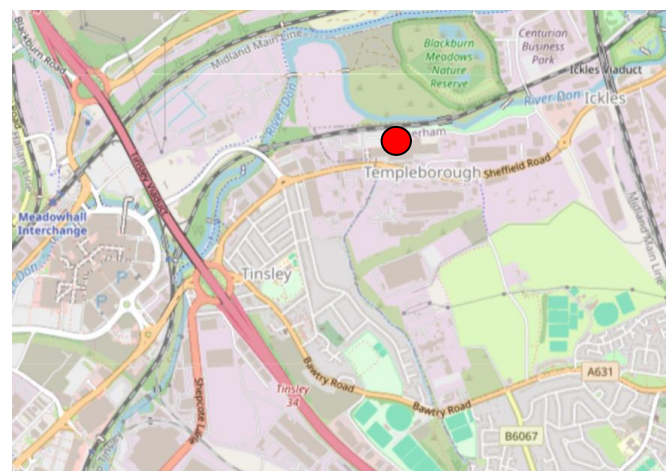
## VIEWING ARRANGEMENTS

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

**Mark Holmes – Crosthwaite Commercial**

[mark@crosthwaitecommercial.com](mailto:mark@crosthwaitecommercial.com)

07738 275 226



SUBJECT TO CONTRACT AND AVAILABILITY February 2025