

Property Consultants

 **Crosthwaite**  
**COMMERCIAL**

**T 0114 272 3888**  
Hawk Works, 105A Mary Street, Sheffield S1 4RT

# To Let

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



- Office Space on Flexible Inclusive Terms
- Convenient Location close to the M1
- Suites from 426 sq ft - 2,811 sq ft Available (May Split)
- Generous Car Parking Provision
- Inclusive Monthly Rents
- Immediately Available

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



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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

The Ground Floor suite presents are well presented – decorated, carpeted, with modern suspended ceilings and LED lighting with raised access floors. There are private meeting rooms and kitchenettes. This could be split to provide two smaller suites. Furniture can be provided if required.

The smaller First Floor suite benefits from a similar specification. 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>Ground Floor</b>	<b>2,811 sq ft</b>	<b>261.2 sq m</b>
<b>First Floor</b>	<b>426 sq ft</b>	<b>39.6 sq m</b>

Please note the Ground Floor Suite could be split to provide suites of 1,287 sq ft & 1,525 sq ft.



## ALL INCLUSIVE RENT

<b>Ground Floor</b>	<b>£5,856 pcm</b>
<b>First Floor</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

Ground Floor - TBC

First Floor Suite - 100% small business rates relief should be available, subject to status.

## ENERGY PERFORMANCE CERTIFICATE

A full EPC is available on request.

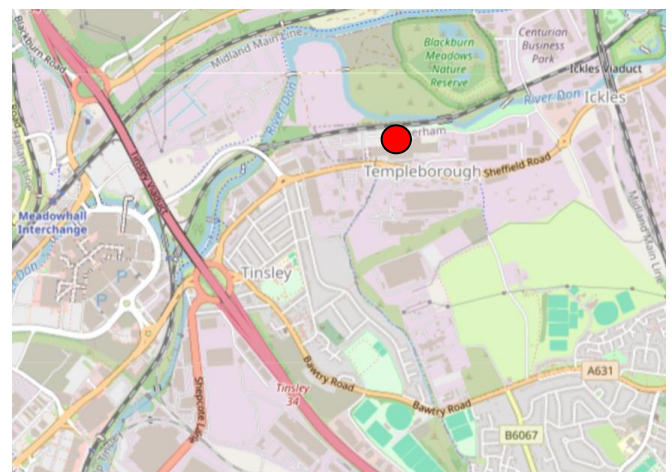
## VIEWING ARRANGEMENTS

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

**Mark Holmes – Crosthwaite Commercial**

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07738 275 226



SUBJECT TO CONTRACT AND AVAILABILITY July 2025