

**OFFICE - TO LET**



**JUNCTION 1 OFFICE PARK, MOORHEAD WAY, OFF BAWTRY ROAD,  
BRAMLEY, ROTHERHAM, SOUTH YORKSHIRE S66 1YY**

**Rent/Price: on application**

**Size: 2,032 sq ft (188.77 sq m)**

- First Floor Office - 2,032 sq ft
- High Specification Office Suites
- With 4 car parking spaces per suite
- Strategically located some 400 yards away from  
Bawtry Road within a 1/4 of a mile from Junction 1, M18

## LOCATION

The property is strategically located to the Eastern side of the principal estate road into Morrisons Supermarket some 400 yards away from Bawtry Road within a quarter of a mile from Junction 1 M18. The motorway provides superb links to the nearby M1 and A1 (M) with subsequent linkage to the M62. Rotherham, Sheffield and Doncaster all lie within 10 miles of the property.

Wm Morrisons Supermarket Limited originally developed the superstore and over the last decade the surrounding land has been fully developed. Adjacent occupiers include:- Rotherham NHS, Bannatynes - Health & Fitness Centre, BAHCO, Ibis Hotel, Sir Jacks - Family Public House and McDonald's Restaurant.

## DESCRIPTION

The property comprises a four storey purpose built Office Development with First Floor Suite being available to let.

The building is designed with central entrance having two passenger lifts providing access to all floors. Each floor has Male, Female and Disabled W.C. together with Kitchen. Each Suite benefits from comfort cooling system.

## ACCOMMODATION

First Floor Suite - 2,032 sq ft (188.77 sq m)

## RENT

Price on application.

A Service Charge will be made for maintenance of central areas, external landscape and external maintenance.

## VAT

We understand that VAT will be charged on the rent.

## LEASE TERMS

The Suite is available on the basis of a new ten year Lease on fully repairing and insuring terms with provision for five yearly reviews.

## BUSINESS RATES

On occupation will be specified.

## TENURE

Leasehold

## LEGAL COSTS

Each party to bear their own costs in relation to this transaction

## EPC

The property has an EPC of C (52). A copy of the EPC is available from the agent.

## ANTI-MONEY LAUNDERING

Prospective tenants will be required to provide proof of ID to comply with money laundering legislation.

## VIEWING

Strictly by appointment with the sole agents:- Eddisons

1 Blackburn Road

Sheffield

S612DW

Contact: George Thompson

George.Thompson@eddisons.com

(0114) 2449121 Mobile 07831 446313

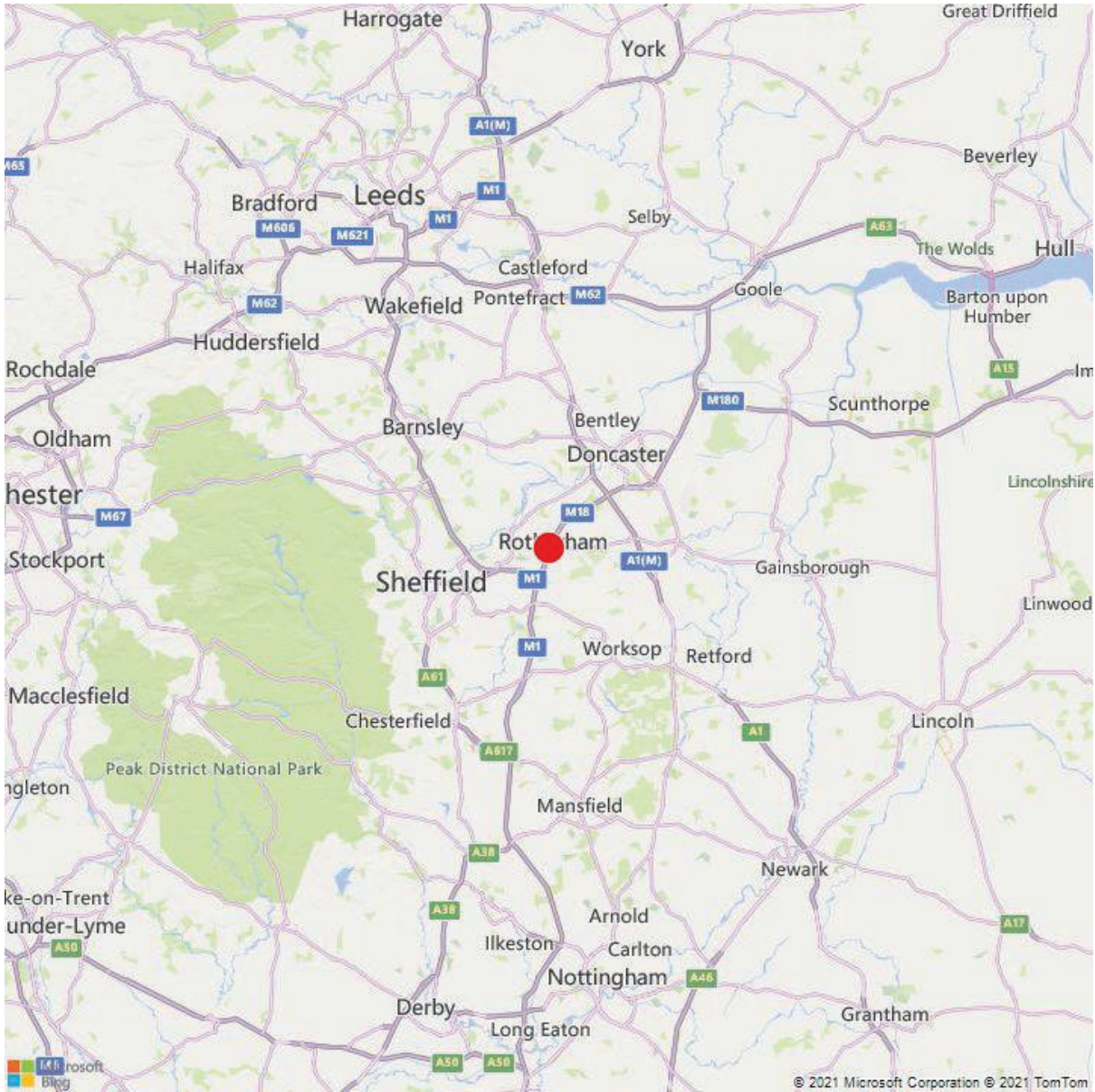
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