



Cotswold House, Clifford Lister Business Centre, Bawtry Road,  
Wickersley, Rotherham  
S66 2BL

# Cotswold House

Clifford Lister Business Centre, Bawtry Road, Wickersley, Rotherham, S66 2BL



## Agreement

To Let



## Detail

Offices



## Rent

£16,500 pax



## Size

128.4 sq m (1,382 sq ft)



## Location

Rotherham, S66 2BL



## Property ID

751.1236566

**For Viewing & All Other Enquiries Please Contact:**

**George Thompson**

FRICS

Director

T: 0114 244 9121

M: 07831 446 313

E: [george.thompson@eddisons.com](mailto:george.thompson@eddisons.com)

## Property

Cotswold House comprises self-contained ground floor offices of a two storey office building of brick construction with pitched tiled roof over. Externally, the property benefits from 7 car parking spaces within the central car park.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Shared Entrance Hallway with Separate Male & Female WC's Off Main Office Area including kitchen/breakout room - 9.99 sq m (108 sq ft)	65.62	706
Left Hand Open Plan Office Area	47.56	512
Meeting Room	15.25	164
Total NIA	128.39	1,382

## Energy Performance Certificate

Rating: D(79) and is valid until 21 January 2030.

## Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

We understand that the property has consent for uses falling within Class E (Commercial, Business & Services Use) of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

**Charging Authority:** Rotherham Metropolitan Borough Council  
**Description:** Offices and Premises  
**Rateable value:** £12,500  
**UBR:** 0.546  
**Period:** 2024-2025

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

The property is available **To Let** by way of a new 3, 6 or 9 year Full Repairing and Insuring lease, with 3 year rental reviews.

## Rent

**£16,500 per annum exclusive**

## Service Charge

A service charge may be levied to cover the upkeep, maintenance and repair of all common parts of the development.

## VAT

We understand that VAT will be charged on the rental and/or any payments detailed above.

## Legal Costs

The ingoing tenant will be responsible for the landlord's reasonable legal costs in connection with the transaction.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of certified ID and confirmation of the source of funding will be required from the prospective tenants prior to instruction of solicitors.

## Location

Cotswold House sits to the eastern side of Clifford Lister Business Centre, a small courtyard development of single storey and two storey offices around a central car parking courtyard. The development fronts onto Bawtry Road (A631) within the central business district area of Wickersley. Wickersley benefits from direct access to Rotherham Town Centre approximately 3 miles due west. Wickersley also benefits from a large neighbourhood shopping parade with a variety of local regional and national occupiers therein.

The Clifford Lister Business Centre is a purpose built office development with neighbouring occupiers including Lincoln Ralph Estate Agents, Chiropractors, Parkin Accountants, Hewitson & Harker Solicitors and above the vacant suite are Bricknells Rentals.



