



Cadam Court, Blackburn Road, Rotherham
S61 2DW

Eddisons

CADAM COURT

BLACKBURN ROAD, ROTHERHAM, S61 2DW



Agreement

To Let



Detail

Offices



Rent

£3,949-£13,721 per annum
plus VAT



Size

13.1 sq m to 45.6 sq m (141 sq ft
to 490 sq ft)



Location

Rotherham, S61 2DW



Property ID

751.1229953

For Viewing & All Other Enquiries Please Contact:

PAUL ODDY

BSc (Hons)

Director

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Property

The available premises comprise of newly built ground and first floor serviced office accommodation available on 'all inclusive' terms, divided into separate suites available for individual or combined occupation. The offices have been finished to a high standard, with the specification including:-

- Suspended ceilings with LED lighting
- Communal kitchen, WC's and board room
- Self-contained secure entrance with 24/7 access
- On-site CCTV and secure car parking
- Air conditioning
- Secure high speed internet available (additional £25 pcm)

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 ²	ft ²
First Floor - Suite 1	13.1	141
First Floor - Suite 2	13.5	145
Ground Floor - Suite 3	19.0	204
Total NIA	45.6	490

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).

Class E now encompasses a number of uses formerly known as A1 (Shops), A2 (Professional & Financial Services), A3 (Restaurant & Cafés), B1 (Business) and D1 (Clinics, Health Centre, Crèche & Day Nurseries).

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

Energy Performance Certificate

Available from the agent on application.

Tenure

The office suites are available **To Let** by way of new leases on all-inclusive flexible terms.

Rent

The rent will be from £3,949 per annum to £13,721 per annum plus VAT. The rental is inclusive of service charge, as well as electricity and water usage. Telephone and high speed broadband are available for an additional £25 per calendar month. Electrical vehicle charging is available at an extra charge.

VAT

We understand that VAT will not be charged on the rental and/or any other payments detailed.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective tenants will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Location

Cadam Court is a prominently positioned two storey office property located on Blackburn Road accessed within 1/2 mile of Junction 35 of the M1 Motorway. Cadam Court enjoys easy access to both Meadowhall Shopping Centre and the M1 Motorway, both being only around 2 minutes drive away. Sheffield City Centre is also only around a 15 minutes drive away.





Google

