

0114 2449121

eddisons.com

OFFICE – TO LET

Eddisons



**GROUND AND FIRST FLOOR OFFICES - RERESBY HOUSE, BOW BRIDGE CLOSE,  
ROTHERHAM. S60 1BY**

**Rent: £100,000 pax**

**Size: 12,097 sq ft (1,123.81 sq m)**

- Ground and First Floor Offices
- Car parking for up to 50 cars
- Excellent location close to Rotherham's ring road and within ½ a mile of the town centre.
- Available on new 7 year lease from December 2023.

## LOCATION

The property is located on Bow Bridge Close approximately 200 yards away from the entrance to Bradmarsh Business Park and the junction with Sheffield Road. Sheffield Road gives access on to Centenary Way to both Rotherham Town Centre which lies within ½ a mile and Junction 33 of the M1 Motorway which lies 2 miles due south. Sheffield Road also provides access to Junction 34 of the M1 Motorway (Meadowhall) 2 miles to the east.



## DESCRIPTION

Reresby House comprises a two storey detached office building and the property available comprises the main ground floor office area with feature glazed atrium reception entrance and a range of open plan and private offices to the ground floor with amenity and W.C facilities. The staircase and lift access are available to the first floor which comprises a mix of open plan and partitioned offices with large attractive break out area and amenity area. The offices have been refurbished to a high standard and benefit from air conditioning, suspended ceiling with LED lighting within.

Externally the property benefits from a larger than average car park capable of providing up to 50 car parking spaces.

## SERVICES

The property benefits from all mains services and it is understood the supplies are all sub metered to the first floor suite. There will be a service charge for maintenance of common areas, external areas and car parking.

Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be

given in respect of the connection, condition or working order of services, fixtures and fittings.

## SERVICE CHARGE

A service charge is to be levied for the upkeep and maintenance of the communal areas of the property.



## ACCOMMODATION

All measurements are approximate prepared on a net internal area basis. IPMS areas are available on request.

	M <sup>2</sup>	SQ FT
Ground Floor Offices	608.02	6,545
First Floor Offices	515.79	5,552
<b>TOTAL NET USABLE AREA</b>	<b>1,123.81</b>	<b>12,097</b>

## RENT

The rent is £100,000 per annum exclusive.

## VAT

We understand that VAT will be charged on the rental and any other charges detailed above.

## LEASE TERMS

The property is available on a new 7 year lease on fully repairing and insuring terms with provision for 3 yearly rental review.

## BUSINESS RATES

We understand from internet enquiries made from the VOA website that there are 2 assessments:

Rateable Value - £55,500.

Rateable Value - £73,000.

For more information, visit [eddisons.com](http://eddisons.com)

T: 0114 2449121

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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## TENURE

Leasehold.

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## LEGAL COSTS

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

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## EPC

Available from the agents.

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## ANTI-MONEY LAUNDERING

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

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## VIEWING

Strictly by appointment with the sole agents:- Eddisons

1 Blackburn Road

Sheffield

S61 2DW

Contact: George Thompson

george.thompson@eddisons.com

(0114) 2449121 Mobile: 07831 446313

Ref: GWT

For more information, visit [eddisons.com](https://www.eddisons.com)

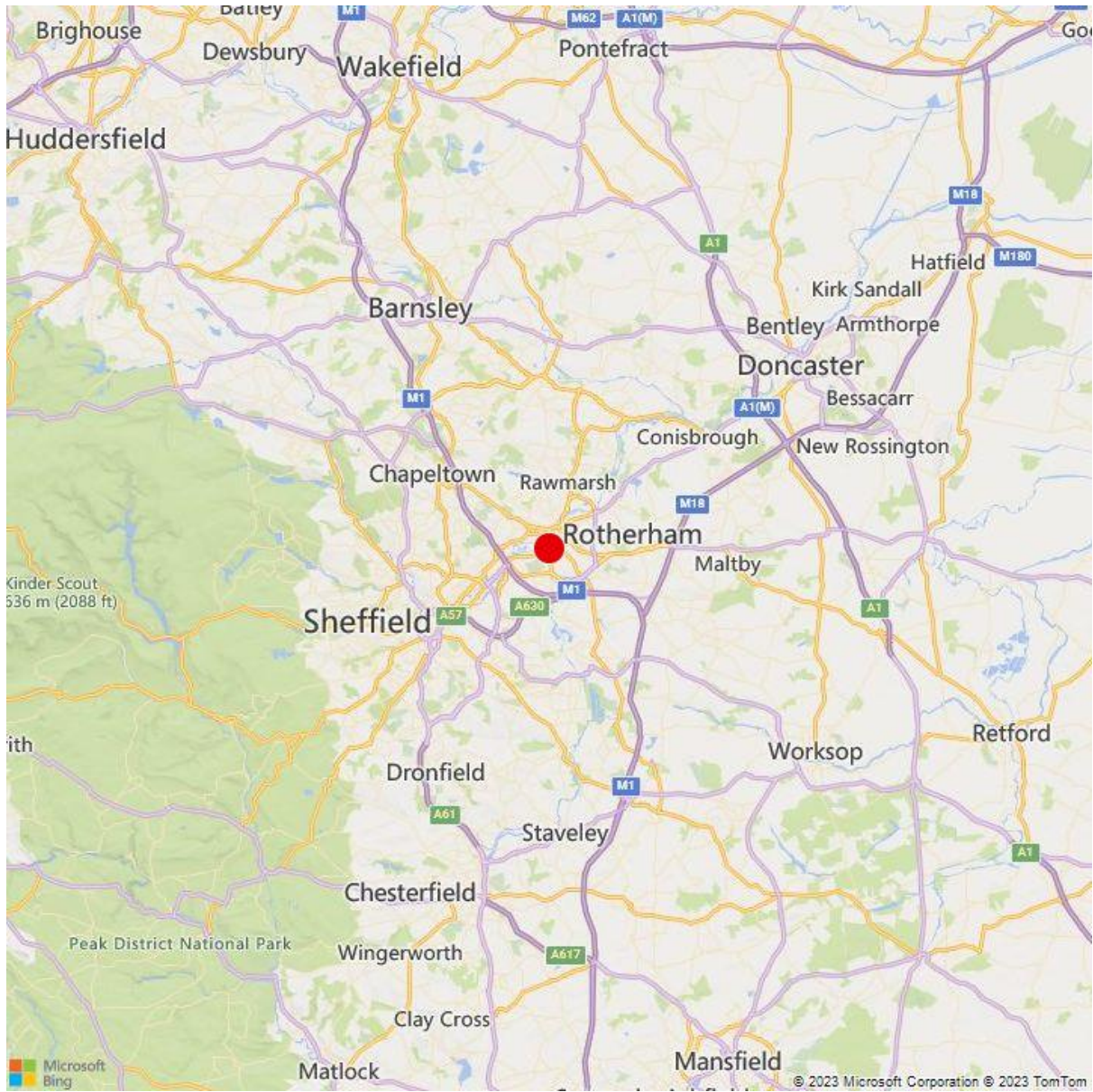
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