



OFFICE 35, SILKSTONE HOUSE, PIONEER CLOSE, WATH-UPON-DEARNE ROTHERHAM, S63 7JZ

GOOD QUALITY OFFICE SPACE OR OFFICE STORAGE

- Well-presented and attractive accommodation
- Internet speeds available of up to 100 Mbps
- Available by way of a new internal repairing and insuring lease
- Set in an attractive modern working environment

TO LET £1,158 PAX | 18 sq m (193 sq ft)

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BROWN & CO

Property and Business Consultants
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LOCATION

Wath-Upon-Dearne is located on the south side of the Dearne Valley, lying 5 miles North of Rotherham and almost midway between Barnsley and Doncaster. The M1 and M18 are approximately 20 minutes to the West and East retrospectively and provides access to major road links to Sheffield, Doncaster and Barnsley.

The subject property is situated east of Wath-Upon-Dearne, directly off Manvers Roundabout.

DESCRIPTION

The premises provide a modern first floor office accommodation with a carpeted floor, painted plaster walls and suspended ceiling, LED lighting throughout, double glazed windows and electric timer-controlled heating. The unit provides for communal toilet facilities, disabled WC, and small kitchenette with the option of using the stairs or lift to access the first floor. The property benefits from its own dedicated lease line with speeds up to 100Mbps and CAT6 Cabling throughout.

Car Parking is also available with this space.

ACCOMMODATION

The unit has been measured on a net internal area basis:

Description	Sq M	Sq Ft
Office 14	18	193
Total NIA	18	193

SERVICES

We understand that mains electricity is connected to the office and will be re-charged to the tenant on a usage basis. Water is also connected to the property and is available in the communal areas only. Prospective tenants are advised to check upon the adequacy and provision of services with the relevant Statutory Authorities prior to making an offer to take a new lease.

BUSINESS RATES

The premises are assessed from the April 2017 Rating List as an Office and Premises. Small Business Rates Relief may be available on this property for qualifying occupiers.

For further information relating to Business Rates please contact Rotherham Metropolitan Borough Council direct on 01709 382121.

Description	Office and Premises
Rateable Value	£1,925

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.

EPC RATING

The property has an EPC Rating of D83.

PLANNING

We understand the premises have an existing planning consent for B1 office accommodation. Any applicant seeking further information in connection with the planning status of the property should contact Rotherham Metropolitan Borough Council direct on 01709 382121.

We would recommend potentially interested parties confirm the current planning consents appropriate to the properties via Rotherham Metropolitan Borough Council.

TENURE

The unit is available by way of a new internal repairing and insuring lease for a term to be agreed at a quoting rent of **£1,158 pax**. The lease will include a maintenance charge with the provision for the annual building insurance to be re-charged.

MAINTENANCE CHARGE

A maintenance contribution of £1,158 pax will be charged to contribute to all facilities on the estate. The amount is charged as if it were rent.

VAT

VAT will be charged on all costs associated to the lease at the standard rate of 20%.

LEGAL COSTS

Each party will be responsible for their own reasonable legal fees incurred in this transaction.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole letting agent:-

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