



Unit T1 - A Brand New Trade Counter / Showroom Unit – To Let / May Sell 8,481 Sq Ft (787.88 Sq M)

- Part of the New Riverside Way Development - including Starbucks, EG On The Move.
- Prominent location along Sheffield Road / Centenary Way.
- Available immediately.

Unit T1 - A Brand New Trade Counter / Showroom Unit – To Let / May Sell

8,481 Sq Ft (787.88 Sq M)

Location

The new development forms part of the Riverside Way scheme at Templeborough, Rotherham. The site is a short distance from Rotherham Town Centre and the New York Stadium and it is located on the newly developed site adjacent to the Ickles Roundabout (A630/A6178 junction), near Sheffield Road. The available unit is directly adjacent to the Starbucks drive-thru, EG On The Move Services and Chaiwala coffee shop.

Description

The T1 unit comprises a speculatively built brand new detached steel portal framed unit and associated yard including parking. The unit is a shell unit suitable for a tenants fit out. The unit forms part of the new development at Riverside Way in Rotherham directly opposite the newly opened Starbucks.

The unit provides majority glazed dual curtain wall elevations leading from the yard/parking area and entrance. Entrance to the unit is via a personal entrance with additional access via a loading door leading from the yard. Externally the unit provides a yard plus parking area.

Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	8,481	787.88
TOTAL	8,481 SQ FT	787.88 SQ M

Terms

FRI Terms to be agreed quoting - £93,291 pa (£11 per sq ft)

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon request

Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

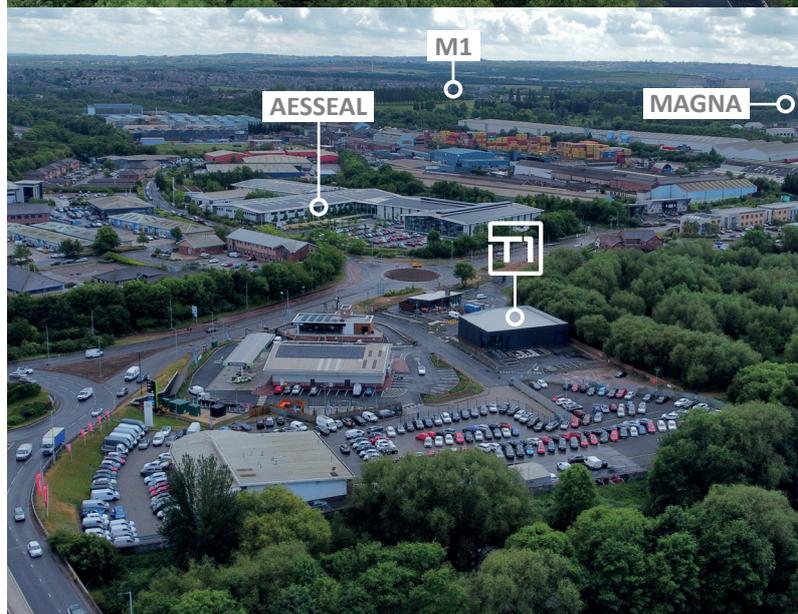
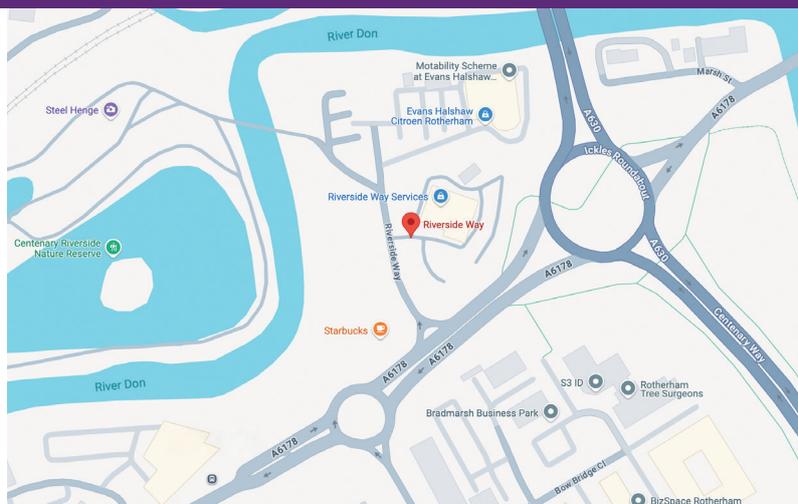
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