



### **Modern Offices**

## **Units 3a & 3b, Phoenix Riverside, Sheffield Road, Rotherham, South Yorkshire, S60 1FL**

### **To Let**

- Ranging from 2,575 sq ft – 10,358 sq ft
- Building 3a – 5,208 sq ft
- Building 3b – 5,150 sq ft
- Note these buildings can be let as single buildings, floor by floor or alternatively linked to provide a larger detached building
- Specification including raised floors, suspended ceiling with lighting, comfort cooling and lift access
- Car parking on site
- Superb location with prominent main road frontage and good access to Rotherham Town Centre and out to M1 Junction 34 – Meadowhall

## **0114 272 9750**

Fountain Precinct, 7th Floor Balm Green, Sheffield, S1 2JA  
email: [sheffield@knightfrank.com](mailto:sheffield@knightfrank.com)

## Location

Buildings 3a & 3b form part of the Phoenix Riverside development – a modern office park, fronting Sheffield Road, the main arterial link from Rotherham Town Centre, to Junction 34 M1. Also on site is a Greene King Pub / Restaurant, providing amenity. The building is purpose built in a commercial environment and is well placed to access both Rotherham town centre and the wider region via the links to Junction 34 M1.

Sat Nav reference: S60 1FL

## Description

Buildings 3a & 3b Phoenix Riverside comprise two adjacent semi-detached units. Both buildings are finished to a high specification including:-

- Raised access floor
- Comfort cooling
- Lift access
- Generous on site car parking

The buildings deliver flexible open plan accommodation, to meet the needs of business operations and have been designed to allow for partitioning to meet occupier need.

## Accommodation

Unit	Sq M	Sq Ft
3a	483.83	5,208
3b	478.45	5,150
<b>Total</b>	<b>962.29</b>	<b>10,358</b>

Note: the buildings are flexible and can be let floor by floor, i.e. suites available from 2,575 sq ft upwards.

## Terms / Availability

The properties will be available to let on new leases at a rental of £11.50 per sq ft per annum exclusive.

## EPC

Unit 3a – C54

Unit 3b – C60

## Business Rates

The buildings have a current rateable value of £34,750 per building.

## VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

## Legal Costs

Each party to bear their own legal costs incurred in any transaction.

## Viewing & Further Information

Contact sole agents:-

Peter Whiteley  
Knight Frank  
Tel – 0114 2729750  
[peter.whiteley@knightfrank.com](mailto:peter.whiteley@knightfrank.com)



## Important Notice

- 1. Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
- 2. Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- 3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- 4. VAT:** The VAT position relating to the property may change without notice.

Brochure: February 2019  
Photographs: January 2019

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' name: