

HYBRID BUSINESS UNITS

2 Storey at 1,550 sqft. each

A flexible workspace to suit your business needs

MANDALE PARK

\$60

SHEFFIELD ROAD,
ROTHERHAM, S60 1DG

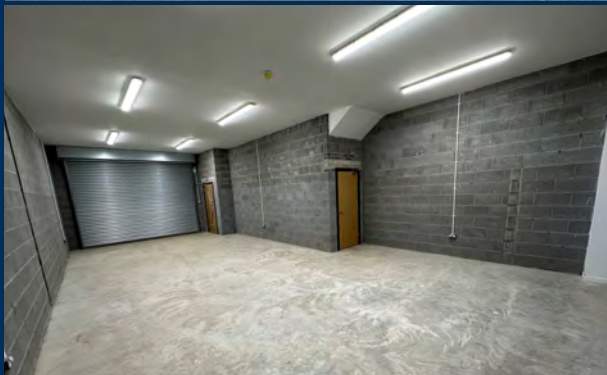
**NOW
AVAILABLE**



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LOCATION:

Mandale Park S60 will front onto Sheffield Road (A6178) which provides direct access to Junction 33 of the M1 motorway approx 1.4 miles away. Sheffield Road is an established commercial location which is home to a mix of office and industrial occupiers as well as leisure offerings.

DESCRIPTION:

We will be constructing 26 hybrid 2 storey business units. The units are suitable for a wide range of uses. For example, luxury office space with storage, trade counter, health, hair and beauty. Whatever your use; just ask.

TERMS:

Available by way of a new full repairing and insuring lease with the enclosed cost shown incorporated.

BUSINESS RATES:

It is recommended that each potential tenant makes their own enquiries before proceeding.

SERVICES:

The properties will have 3 Phase Electric, Water and BT. Each service is individually metered so you're in control of your own consumption.

AIR CONDITIONING:

The first floor accommodation has the benefit of air conditioning which heats and cools the property.

VAT:

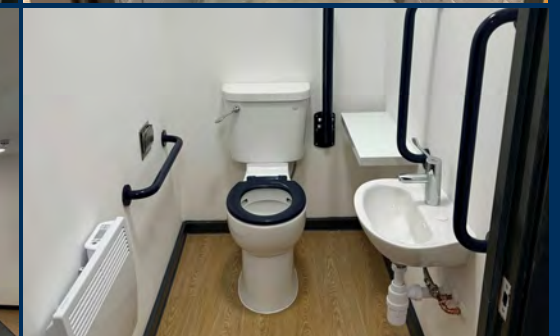
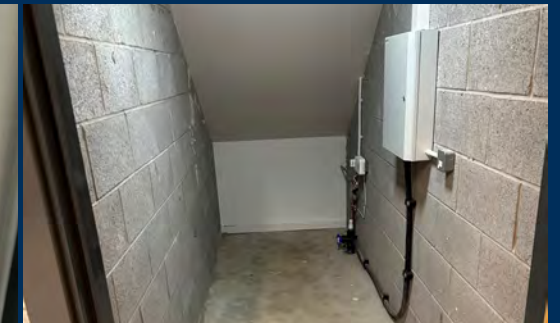
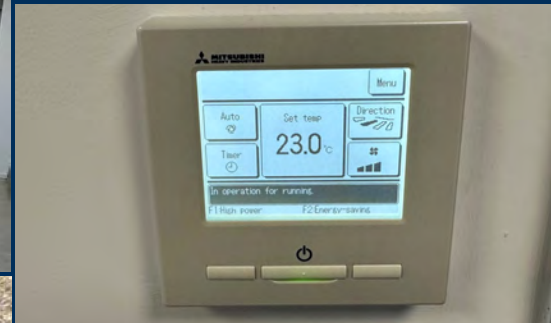
All figures quoted are exclusive of VAT which will be applied.

EPC:

To be provided upon completion of each unit.

RESERVATION:

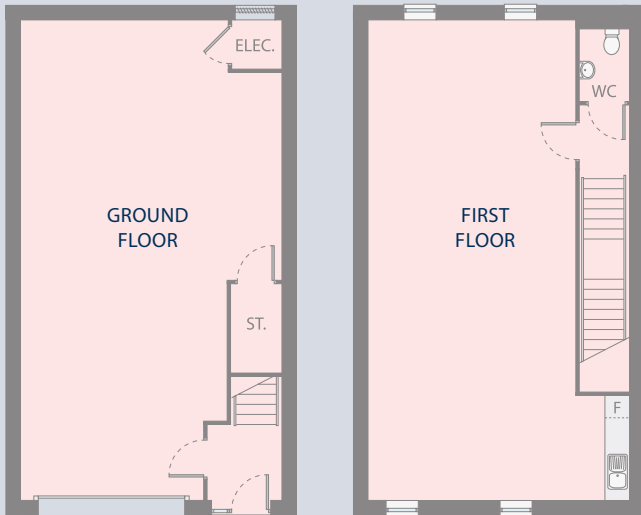
Contact us today for further information and to reserve a property.



HYBRID UNITS



GROUND FLOOR & FIRST FLOOR PLANS



UNIT	UNIT SQ FT	FLOORS	ANNUAL RENT	SERVICE CHARGE	ANNUAL INSURANCE	AVAILABILITY
1	1550	2	£18,500+ VAT	£620 + VAT	£300 + VAT	
2	1550	2	£18,500+ VAT	£620 + VAT	£300 + VAT	
3	1550	2	£18,500+ VAT	£620 + VAT	£300 + VAT	
4	1550	2	£18,500+ VAT	£620 + VAT	£300 + VAT	
5	1550	2	£18,500+ VAT	£620 + VAT	£300 + VAT	
6	1550	2	£18,500+ VAT	£620 + VAT	£300 + VAT	
7	1550	2	£18,500+ VAT	£620 + VAT	£300 + VAT	
8	1550	2	£18,500+ VAT	£620 + VAT	£300 + VAT	
9	1550	2	£18,500+ VAT	£620 + VAT	£300 + VAT	
10	1550	2	£18,500+ VAT	£620 + VAT	£300 + VAT	
11	1550	2	£18,500+ VAT	£620 + VAT	£300 + VAT	

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VIEW OUR
VIRTUAL TOUR



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