



# TAYLORS COURT

OPEN PLAN OFFICE SPACE

OPTIONS FOR SINGLE OR  
LINKED DOUBLE UNITS

6 CAR PARKING SPACES PER  
UNIT

RING ROAD LOCATION

# TO LET



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## GET IN TOUCH

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## Description

### Location

Taylor's Court is prominently situated on Rotherham's Outer Ring Road at the convergence of Rotherham Road (A633), Great Eastern Way (A6123) and Taylor's Lane (B6375). The property lies approximately one mile due north of Rotherham Town Centre and is within a quarter of a mile of Parkgate Retail World and at the eastern entrance to Barbot Hall Industrial Estate.

### Description

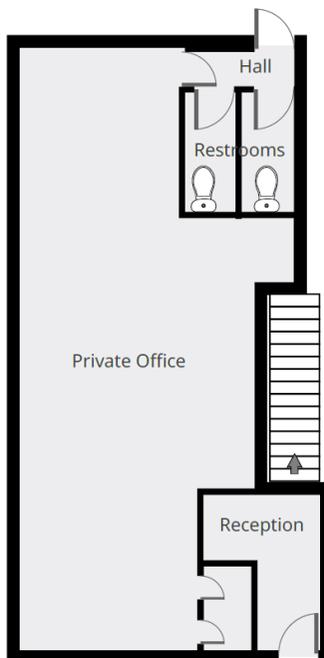
The property comprises an attractive courtyard style office development arranged in three blocks with each unit benefiting from 6 car parking spaces. The buildings consist of traditional cavity masonry construction to the elevations with uPVC windows, solid timber entrance doors, all under an artificial slate covered pitched roof.

The offices benefit from being fully carpeted, gas fired central heating, WC and wash room facilities, kitchenette to each suite with all mains services and general on-site car parking provisions. Select units can be let individually or linked to provide a larger unit.

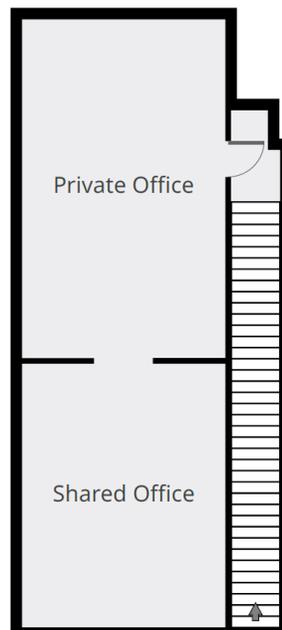
The units are currently undergoing a programme of refurbishment including redecoration, new carpet tiles and upgraded LED lighting.

## Floor Plan

### ▼ Ground Floor



### ▼ 1st Floor



## Accommodation

	SQ.M.	SQ.FT.	RENT	RATEABLE VALUE
<b>UNIT C13:</b>	117.7	1,246	£8,725.00	£10,000
<b>UNIT C14:</b>	117.7	1,267	£9,500.00	£10,000
<b>UNIT B6:</b>	117.7	1,267	£8,870.00	£10,000
<b>UNIT B8:</b>	117.7	1,267	£8,870.00	£10,000
<b>UNIT B9/B10:</b>	183.39	1,974	£13,820.00	£11,000

Units C13 & C14 are linked and can be let simultaneously to form a larger office.

## Terms

### LEASE

The offices are available on a new 3, 6 or 9 year full repairing and insuring lease.

### SERVICE CHARGE

A service charge is levied to cover the costs of maintaining and managing the common parts of the estate.

### LEGALS

Each party will bear their own legal costs.

### RATEABLE VALUE

These properties qualify for small business rates relief, please contact Rotherham District Council for further details.



CHARTERED SURVEYORS & PROPERTY CONSULTANTS



INSPIRING BUILT ENVIRONMENTS

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