



## Taylors Court, Parkgate, Rotherham, S62 6NU

The property comprises an attractive courtyard style office development arranged in three blocks.

Tenure	To Let
Available Size	1,232 to 2,672 sq ft / 114.46 to 248.24 sq m
Rent	£975 Per month
EPC Rating	Upon Enquiry

### Key Points

- > Self-contained office units
- > Superb opportunity

## Description

The property comprises an attractive courtyard style office development arranged in three blocks with the subject property known as Block B facing directly onto Rotherham Road and the roundabout. The building is of traditional two storey brick construction being surmounted by a pitched tiled roof over. The offices benefit from being fully carpeted, gas fired central heating, excellent WC and wash room facilities, kitchenette to each suite with all mains services and general on-site car parking provisions.

## Location

Taylor's Court is prominently situated in 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.

## Accommodation

Floor/Unit	Description	Size	Rent
1st	A4	1,232 sq ft	£975 Per month

## Specification

- Self-contained office units
- Business Park location
- Close to Parkgate Retail World
- Units available on flexible lease terms

## Terms

Each suite is available by way of a new fully repairing and insuring lease for a term to be agreed.

## Rent

VAT will be payable on the rental and service charge.



## Viewing & Further Information



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