

# Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



## GROUND FLOOR OFFICE

Unit 7 Genesis Park, Sheffield Road, Rotherham, S60 1DX

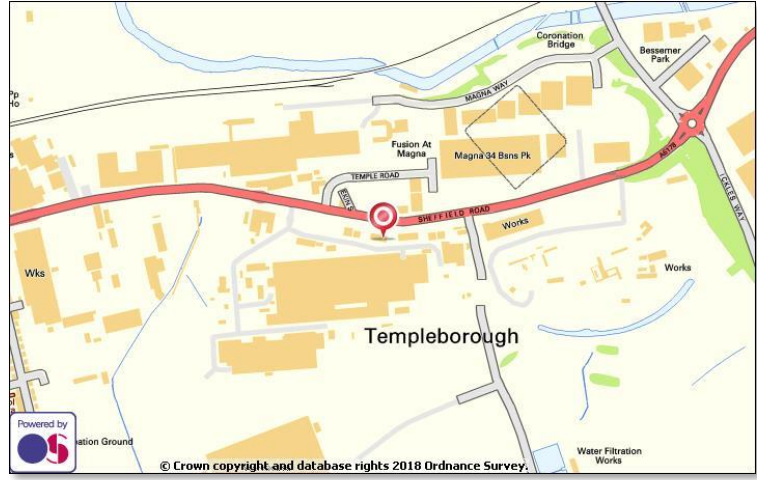
- 1,293 sq ft (120.13 sq m)
- 4 car parking spaces
- Easy access to the M1 J34 North and South
- Prominent location adjacent Sheffield Road, opposite Magna.

**TO LET**

**LOCATION**

The property is located on Genesis Park which lies opposite Magna on Sheffield Road.

The property is well located for easy access to M1 Junctions 34 North and South.



**DESCRIPTION**

The premises provide ground floor office accommodation with its own kitchen and WC facilities.

The property benefits from parking for 4 vehicles.

**ACCOMMODATION**

Description	Area (sq.m.)	Area (sq.ft.)
Ground Floor	120.13	1,293

**BUSINESS RATES**

The premises have a rateable value of £4,750. The amount payable is calculated using the appropriate UBR and applying any reliefs. For further info please visit [www.gov.uk/calculate-your-business-rates](http://www.gov.uk/calculate-your-business-rates)

**TERMS/RENT**

The property is available at a rent of £9,600 per annum exclusive for a term to be agreed.

**VAT & COSTS**

VAT is applicable at the prevailing rate.

Each party are to be responsible for their own costs.

**MONEY LAUNDERING**

In accordance with Anti-Money Laundering Regulations two forms of ID and confirmation of the source of funding will be required from the successful purchaser or tenant.

**ENERGY PERFORMANCE**

**Energy Performance Certificate** HM Government

Non-Domestic Building

E M S UK Ltd  
Unit 7 Genesis Park, Sheffield Road  
ROTHERHAM  
S60 1DX

**Certificate Reference Number:**  
0691-9252-6730-6800-7203

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This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information in the guidance document *Energy Performance Certificates for the construction, sale and let of non-dwellings* available on the Government's website at [www.gov.uk/government/collections/energy-performance-certificates](http://www.gov.uk/government/collections/energy-performance-certificates).

**Energy Performance Asset Rating**

More energy efficient

<b>A+</b>	
<b>A</b>	Net zero CO <sub>2</sub> emissions
<b>B</b>	
<b>C</b>	
<b>D</b>	
<b>E</b>	
<b>F</b>	
<b>G</b>	

Less energy efficient

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This is how energy efficient the building is.

**VIEWING ARRANGEMENTS**

For further information or to arrange a viewing please contact the sole agents – Mark Jenkinson and son.

**Mark Jenkinson Surveyor**

Surveyor acting: Philip Dorman MRICS  
Tel: 0114 276 0151  
Email: [philip@markjenkinson.co.uk](mailto:philip@markjenkinson.co.uk)

**Disclaimer – September 2018**

These particulars are believed to be correct, however their accuracy is not guaranteed and they do not form any part of any contract.

**SHEFFIELD 0114 276 0151**  
8 Norfolk Row, Sheffield S1 2PA

**CHESTERFIELD 01246 267 565**  
Dunston Innovation Centre, Chesterfield S41 8NG

[www.markjenkinson.co.uk](http://www.markjenkinson.co.uk)



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