



Industrial Unit - To Let 1,570 Sq Ft (145.85 Sq M)

- Established Industrial Location
- Close to Rotherham Town Centre & links to M1
- Available Immediately

Industrial Unit - To Let

1,570 Sq Ft (145.85 Sq M)

Location

The property is located in Rotherham, South Yorkshire approximately 5 miles north east of Sheffield and has an urban population of 257,800. It benefits from excellent transport links in the form of the M1 and M18. The M1 provides direct access to the North (Leeds and Wakefield) and South (Nottingham, Milton Keynes and London).

Description

The premises comprise a modern warehouse/industrial unit with integral office space. The property consists of steel portal frame construction, with brick elevations to approx. 2m and profile metal cladding elevations above. The roof is also profile metal cladding with approx. 10% roof lights.

The property has a rollers shutter door, from the large, shared yard area. Internally the unit has offices at the ground floor. The premises benefit from 3 phase electricity. The unit benefits from a 447sq ft mezzanine.

Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 2	1,570	145.85
TOTAL	1,570 SQ FT	145.85 SQ M

Terms

Property available to rent on new lease terms to be agreed.

VAT

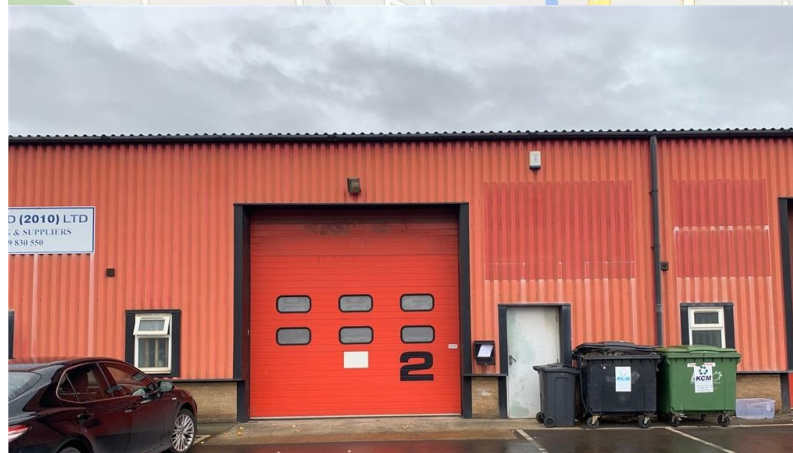
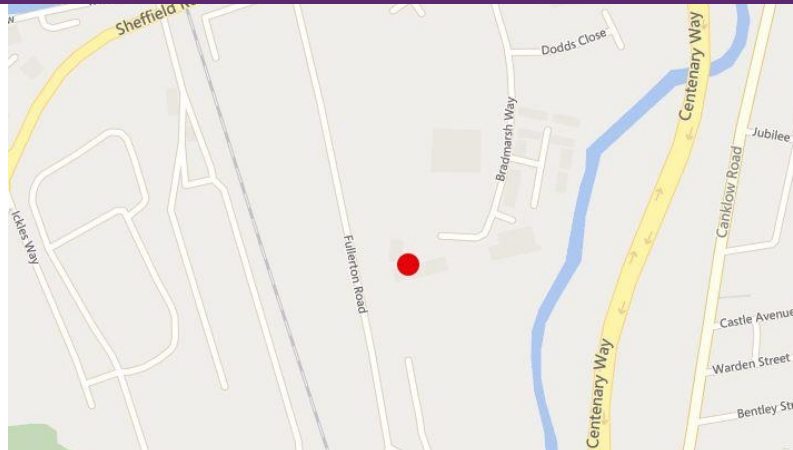
All figures quoted are subject to VAT at the prevailing rate where applicable

Rateable Value

The premise & Warehouse have a rateable value £8,100.

EPC Rating

Available on request.



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

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

Further Information

For further information please contact the sole agents CPP

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