



COMMERCIAL PROPERTY PARTNERS

To Let
Unit 7 Brookfields Light, Manvers
Rotherham
S63 5DL



Modern Industrial Warehouse Unit - To Let 8,803 - 11,058 Sq Ft (817.8 - 1,027.29 Sq M)

- Available Immediately
- Internal Office Accommodation
- Established Commercial Location

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Location

Brookfields Light is situated in the heart of the Dearne Valley, close to all the major towns in this thriving area. Communication links throughout the area are excellent and these are complimented by easy access to Junction 36 M1 motorway and Junction 37 A1(M).

Description

The property comprises a detached industrial unit of steel portal framed construction. The unit is set within a small estate of similar high quality units.

Unit 7 offers 2 electric shutter entrances leading to the high bay warehouse section. Internally the warehouse has a robust mezzanine floor and access to allow for additional storage. The mezzanine measures 2,255 sq ft. Externally the yard/parking area provides a generous space which is concrete and secure.

Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	7,007	650.95
First Floor	1,796	166.85
Mezzanine	2,255	209.49
TOTAL	11,058 SQ FT	1,027.29 SQ M

Terms

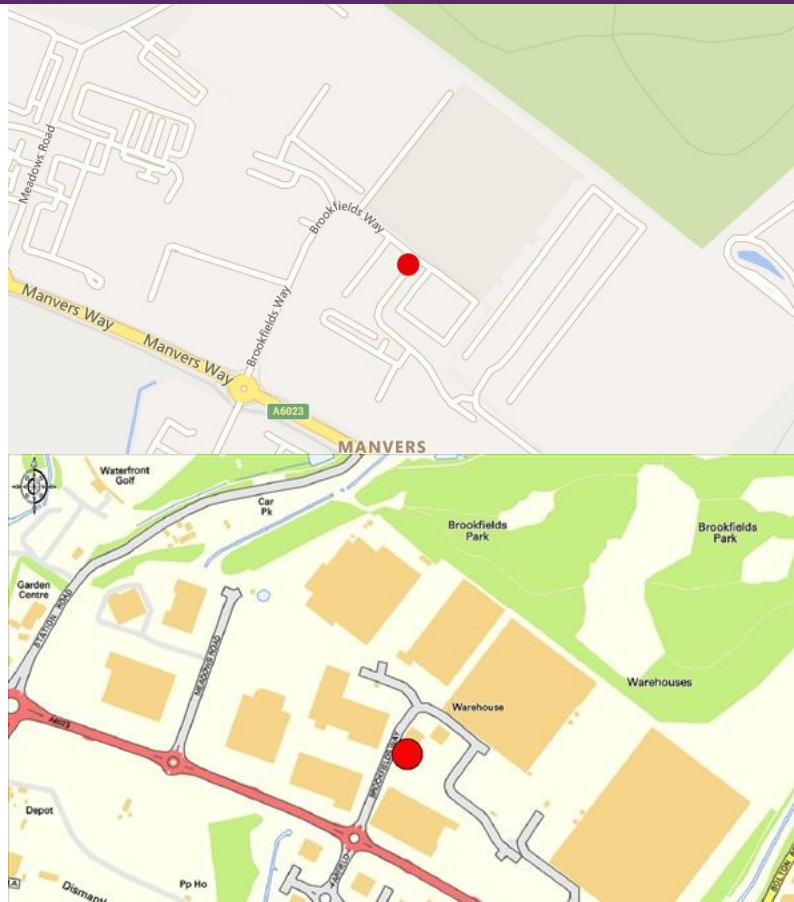
FRI Terms to be agreed with a quoting rent of £56,000 pa.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon 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 in the transaction.

Further Information

For further information please contact the sole agents CPP
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