



# Self contained Industrial Unit 2,421 Sq Ft (224.91 Sq M)

- Multi Let Industrial Estate fronting Fitzwilliam Road
- Internal Office Accommodation
- Available Immediately

# Self contained Industrial Unit 2,421 Sq Ft (224.91 Sq M)

## Location

The units form part of the Hutton Business Park at Fitzwilliam Road, Rotherham. The units are accessed off Chesterton Road a short distance from Rotherham Town Centre. The estate is a short distance from both Junction 33 and 34 of the M1 motorway and accessed from the A630.

# Description

The property comprises a number of units arranged over two separate buildings, each then sub divided into smaller units.

Each unit benefits from roller shutter door access and a large shared yard.

Externally the site offers perimeter fencing for further security.

The property benefits from the following:-

- Full height Shutter Access.
- Parking/Yard Area

# Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 5	2,421	224.91
TOTAL	2,421 SQ FT	224.91 SQ M

VAT

The property is available on new lease on terms to be agreed. Quoting rent of £18,150 per annum (£7.50 Per Sq Ft).

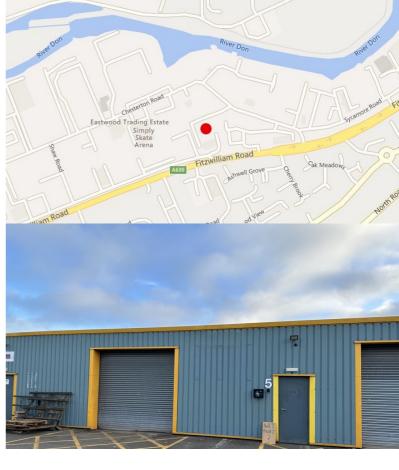
All figures are quoted exclusive of VAT at the prevailing rate.

# **Rateable Value**

The property has a current Rateable Value of £11,750.

# **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 bare their own legal costs in the transaction.

# **Further Information**

For further information please contact the sole agents CPP

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