COMMERCIAL PROPERTY PARTNERS

To Let
Unit 1, Canklow Road
Rotherham
S60 2JG

Industrial Premises with Large Secure Yard and Car Park

18,319 Sq Ft (1,701.84 Sq M)

- Large Surfaced Yard
- Large Power Supply
- Available by way of an Assignment

www.cppartners.co.uk

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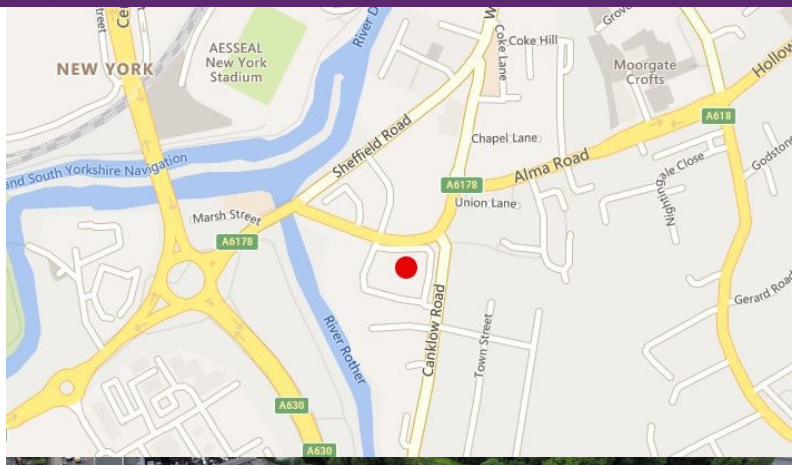

Location

Town Mills is located on the fringe of Rotherham town centre and immediately adjacent to the A630 Centenary Way which is the main trunk road leading into the town from the M1 motorway. The development therefore enjoys excellent communications links with 3 motorway junctions accessible within 5 miles. There are also good transport links around the town and to the centre of Sheffield, Barnsley and Doncaster are all easily accessible.

Description

Unit 1 comprises of a modern industrial warehouse / manufacturing facility with excellent access in the form of electric level loading delivery bays. A minimum 5m (16'5) internal eaves height is also available, together with a large electricity supply. The unit benefits from a large external forecourt parking and yard areas which are secured with fencing and gates, The estate benefits from CCTV and there are two points of vehicular access, one via Old Sheffield Road and one from Canklow Road.

Accommodation

Mains electricity, water and drainage are understood to be supplied and connected. Nine of the services have however been tested by CPP or CPR. We would recommend all interested parties to satisfy themselves as to the suitability and capcity of all mains services prior to entering any legal or financial agreement.

Fixtures & Fittings

Neither CPP, CPR, nor their clients, can offer any form of warranty as to working order of any fixtures and fittings referred to, or suitability / capacity for any particular purpose. An incoming tenant / purchaser must satisfy themselves in this regard prior to entering into any legal or financial commitment.

Accommodation

DESCRIPTION	SQ FT	SQ M
Main Warehouse	13,906	1,291.87
Rear Warehouse Extension	3,013	279.91
Offices	1,400	130.06
TOTAL	**18,319 SQ FT**	**1,701.84 SQ M**

Terms

The property is available by way of assignment. The current leaseholder is prepared to supplement the existing lease to equate to a passing rent of £4 per sq ft and £73,267 pa.

VAT

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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