Hutton Business Park, Chesterton Road

ROTHERHAM, S65 1SE

2,530 Sq Ft

(235.04 Sq M)

QUOTING TERMS

£19,608 Per Annum





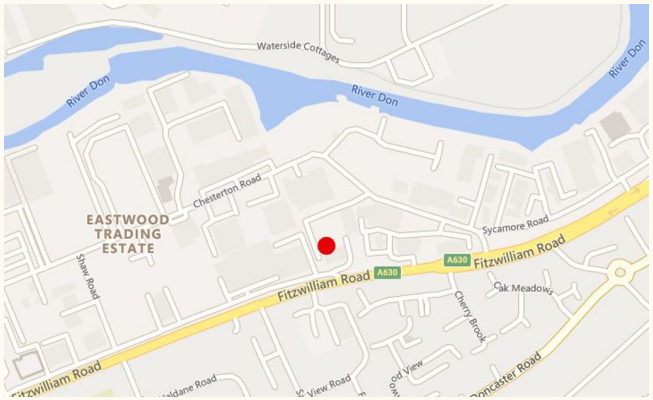




Hutton Business Park, Chesterton Road
Rotherham, S65 1SE

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

Area	Sq M	Sq Ft
Unit 3	235.04	2,530

TERMS & INFORMATION

Terms

The property is available on new lease on terms to be agreed. Quoting rent of £19,608 + VAT per annum.

EPC Rating

EPC Available upon request

VAT

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

Anti-Money Laundering (AML)

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

Further Information

cpp.uk

Will Rowe
07709 281 377
will@cpp.uk



Ed Norris MRICS
07711 319 339
ed@cpp.uk



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.