

## TO LET

Modern industrial units

2,530 ft<sup>2</sup> (235.05 m<sup>2</sup>)

2,223 ft<sup>2</sup> (206.52 m<sup>2</sup>)

Hutton Business Park, Chesterton Road, Eastwood  
Trading Estate, Rotherham, S65 1SE.



Messrs. Burgess Commercial for themselves and for vendors and lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessee's, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenant's should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs. Burgess Commercial has the authority to make or give any representation or warranty in relation to this property.

## LOCATION

Hutton Business Park is accessed off Chesterton Road, and forming part of the long-established and successful Eastwood Trading Estate, to the east of Rotherham. The development is accessed off the A630 which is one of the main trunk roads leading from the town to Doncaster. Rotherham town centre is situated approximately one mile to the south west.

## BRIEF DESCRIPTION

The development comprises a former print works which has been refurbished to provide business units being suitable for a variety of B1 and B2 uses including trade counter, and industrial. The units benefit from electric roller shutter door access, a kitchenette, separate gender toilets and 24-hour access.

## ACCOMMODATION

Approximate gross internal floor area:

Unit	ft <sup>2</sup>	m <sup>2</sup>
<b>3</b>	2,530	235.05
<b>10</b>	2,223	206.52

## RATING ASSESSMENT

We have consulted with the Valuation Office Agency and understand the properties have a rateable value as shown below and are listed as Workshop & Premises. Please note this figure does not constitute the business rates payable.

Unit	Rateable Value
<b>3</b>	£7,400
<b>10</b>	£9,700

It is possible small business rates relief may be available and interested parties should contact the Business Rates Department at Rotherham Metropolitan Borough Council on 01709 823579 for further details and confirmation.

## SERVICES

We would recommend all interested parties to satisfy themselves as to the suitability and capacity of all services prior to entering into any legal and financial commitment.

## DISCLAIMER

Nothing in this brochure may be taken as offering any warranty as to the existence, suitability, adequacy or serviceability of any mains or other service, central heating installation, fixture or fitting, plumbing or wiring installation, security system, remedial or treatment work. Measurements are taken by a Disto laser measuring device. We would suggest that purchasers or Tenant's satisfy themselves as to their accuracy prior to purchase or entering into a Lease.

## PLANNING

The units are suitable for all uses falling within Class B1, B2 and B8 of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005. We would recommend any seriously interested parties to make all enquiries with the planning department of the Local Borough Council regarding any alternative uses.

## TERMS

The units are available at a rental of £4.00 / ft<sup>2</sup>, which equate to the following annual rentals:

Unit	Annual rental
<b>3</b>	£10,120
<b>10</b>	£8,992

## SERVICE CHARGE

An estate service charge is payable, with full details available on application.

## ENERGY PERFORMANCE CERTIFICATES

A copy of the EPC relating to a specific unit is available upon request.

## VAT

Prices quoted are exclusive of VAT but may be subject to VAT.

## VIEWING & FURTHER DETAILS

Viewing and further information is available by contacting the Joint Sole Agents, Burgess Commercial on 01709 721706, or CPP on 0114 273 8857.

