

TO LET

Modern Industrial Unit

686 ft² (63.73 m²)

Unit A2, Meadowbank Industrial Estate,
Harrison Street, Rotherham, S61 1EE.



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

Meadowbank Industrial Estate is situated approximately one mile to the west of Rotherham town centre, enjoying excellent communications links to the motorway network, with the northern exit of junction 34 of the M1 being approximately 0.5 miles to the south-west. The main trunk road (A630 Centenary Way) leading into and out of Rotherham from the M1 motorway is also conveniently situated within close proximity, and therefore affording excellent access to the centre of Sheffield.

BRIEF DESCRIPTION

Meadowbank Industrial Estate represents an excellent opportunity to acquire light industrial, commercial or warehousing premises with ancillary accommodation in various units. The units form part of a light industrial development, with typical construction details including steel portal frame construction with profile metal clad & brick / block elevations under a pitched roof. Translucent roof lights provide natural light, and steel roller shutter doors are supplied to all units. The development also benefits from secure, fenced boundaries with steel palisade entrance gates.

ACCOMMODATION

Approximate gross internal floor area:

	ft ²	m ²
Warehouse	686	63.73
Separate W.C.		
Total	686	63.73

RATING ASSESSMENT

We have consulted with the Valuation Office Agency and understand the property has a rateable value of £4,050 and is listed as "Workshop and Premises". Please note this figure does not constitute the business rates payable.

FIXTURES & FITTINGS

The fixtures and fittings mentioned in this brochure will remain available for the benefit of the ingoing occupier; neither the Agent nor their Clients can offer any form of warranty as to their working order, or suitability for any particular purpose.

SERVICES

Mains electricity, water and drainage are understood to be supplied and connected. None of the services have however been tested. 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.

PLANNING

The property is suitable for uses falling within Class B2 & 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 unit is available by way of a new Lease for a term to be agreed, at a rental of £385.00 + VAT per month.

SERVICE CHARGE

An estate service charge is levied at Meadowbank Industrial Estate for the maintenance of the external common parts. The current service charge payable in respect of Unit A2 is £481.66 + VAT per annum, payable on a monthly in advance basis.

ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate (EPC) Rating of 113 (Band E). A copy of the EPC is available on request.

VAT

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

MONEY LAUNDERING

The Money Laundering Regulations currently place a legal requirement on a prospective Tenant to provide two acceptable forms of I.D.

VIEWING & FURTHER DETAILS

Viewing and further information is available by contacting the Sole Agent, Burgess Commercial on 01709 721706.

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.

