

TO LET

Modern Business Units ideally suitable for trade counter uses, being available separately or as a whole.

3,014 ft² (280.01 m²) - 6,028 ft² (560.02 m²)

Units 7A & 7B, Central Business Park, Masbrough Street,
Rotherham, S60 1EW.



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 lessees, 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 tenants 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

Central Business Park is conveniently located in the fringe of Rotherham town centre to the eastern side of Masbrough Street and adjacent to Main Street, and therefore within walking distance of the bus interchange, train station, and town centre itself. The estate has excellent access onto the A630 Centenary Way which itself provides the main trunk road leading from J.33 of the M1 motorway. Junctions 34 & 35 of the M1 are also conveniently situated within a 5 minute drive. The highly-successful self-contained Business Park is occupied by several businesses including PDR Group, YESS Electrical Wholesalers, City Plumbing Supplies & Magden.

BRIEF DESCRIPTION

Units 7A & 7B comprise a semi-detached pair of modern business units being ideal for trade counter uses, whilst also being suitable for a variety of light industrial / warehouse uses. The units have been constructed to a high standard with typical portal frame constructed under an insulated and steel clad pitched roof incorporating translucent roof lighting. Internal eaves height is 6m (19 feet). Each unit is accessed by electric insulated trailer-height sectional roller shutter doors. The units also benefit from front reception offices with gas-fired central heating, separate gender W.C's, kitchenette, 3-phase electricity and all mains services. Each unit further benefits from 7 allocated parking spaces. Central Business Park provides a highly-successful, well-maintained, self-contained estate which benefits from a gated entrance and CCTV.

ACCOMMODATION

Approximate gross internal floor area:

	ft ²	m ²	Parking Spaces
Unit 7A	3,014	280.01	7
Unit 7B	3,014	280.01	7
Total	6,028	560.02	14

RATING ASSESSMENT

We have consulted with the Valuation Office Agency and understand the units have the following Rateable Value, with a description of "Workshop & Premises":

Unit	Rateable Value
7A	£12,500
7B	£12,500

Please note this figure does not constitute the business rates payable. 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

Mains electricity, gas, 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 units are suitable for uses falling within Class B1, 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 units are available by way of a new Lease, to be held on an effective full repairing and insuring basis, at an initial rental of £6.00 / ft². Consideration will be given to a Lease on either unit individually at £6.25 / ft².

SERVICE CHARGE

An estate service charge is levied at Central Business Park, which is presently 50p / ft².

ENERGY PERFORMANCE CERTIFICATE

Unit 7A has an EPC rating of 82 (Band D). Unit 7B has an EPC rating of 80 (Band D).

VAT

VAT at the prevailing rate will be levied on all rental & service charge.

VIEWING & FURTHER DETAILS

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

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.

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.



