

TO LET

Modern & attractive business unit suitable presently offering attractive office space & being suitable for industrial uses.

1,476 ft² (137.13 m²)

UNIT 13 ASPEN COURT CENTURION BUSINESS PARK BESSEMER WAY ROTHERHAM



Property Misdescriptions Act 1991

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

The popular development is located approximately 1 mile east of Junction 34 of the M1 motorway and is accessed via Bessemer Way, off Sheffield Road. Rotherham town centre is approximately 2 miles to the east and Sheffield 6 miles to the south west. Centurion Business Park is a well established business location with occupiers such as Toyota, Gosei, Newburgh, and Gapi.

BRIEF DESCRIPTION

The property comprises an end of terrace industrial / warehouse unit which has been impressively refurbished to provide high standard office accommodation. The unit is of single span steel portal frame construction, with brick and block elevations under a pitched roof. The unit has been refurbished to provide air conditioning, carpeted floors, Cat II lighting incorporated within a suspended ceiling, Cat 5 cabling, panic alarm, intruder alarm, and fire alarm. The unit benefits from an open plan office area with a separate kitchen, separate W.C and disabled W.C. There are 5 parking spaces available which can possibly be increased with double parking.

ACCOMMODATION

Approximate gross internal floor area:

	ft ²	m ²
Offices, kitchen and W.C's	1,476	137.13
Total	1,476	137.13

FIXTURES & FITTINGS

The fixtures and fittings mentioned in this brochure will remain available for the benefit of the incoming occupier; neither the Agent nor their Clients can offer any form of warranty as to their working order, or suitability for any particular purpose. The incoming tenant may have use of the office furniture including desks, chairs and filing cabinets found within the property.

RATING ASSESSMENT

Whilst we have not had sight of any title documentation we are given to understand the property has a Rateable Value of £12,750 and is listed as "Warehouse and Premises". Please note this does not constitute the rates payable.

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

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 premises are available by way of a new lease for a term to be agreed at a rental of £12,756 p.a. For further details please contact the sole agents.

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 Sole Agents, Burgess Commercial on 01709 721706.

PROPERTY MISDESCRIPTIONS ACT 1991

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 sonic tape and we would suggest that purchasers satisfy themselves as to their accuracy prior to purchase or lease.