

TO LET

Industrial workshop units
From 285 ft² (26.48 m²)

BOLTON ROAD WATH MANVERS 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 subject property is situated within the Dearne Valley area and close to the township of Wath upon Dearne. The property can be accessed by following the A602 along Manvers Way and turning onto Bolton Road. The development is situated via a right turning just after exiting the roundabout. Junction 36 provides the nearest motorway junction from the M1, which lies approximately 6 miles away. The surrounding area primarily comprises of national and regional industrial and office users including Messrs Powergen, Ventura, and Next.

BRIEF DESCRIPTION

The development provides a series of units ranging from 285 ft² (26.48 m²) to 1,070 ft² (99.41 m²) of light industrial workshop units, some of which are ideally suitable for lock up storage whilst others are more traditional and benefit from roller shutter door access. Each unit is independently metered for utilities and business rates.

ACCOMMODATION

Approximate gross internal floor area:

Unit	ft ²	m ²
5D	1,070	99.41
4	778	72.28
6	570	52.95
10	350	32.52
13	644	59.83
14	745	69.21
18	348	32.33
19	348	32.33
22	285	26.48
26	287	26.66
28	286	26.57

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.

RATING ASSESSMENT

Each unit is separately assessed for business rates, with tenant's being responsible for the payment to Rotherham Metropolitan Borough Council. A reduction may be available in some circumstances with relief offered to small businesses. Full details are available by contacting the business rates department at RMBC.

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 unit is suitable for all uses falling within Class B2 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

Unit	Monthly Rental
5D	£542.00
4	£440.00
6	£320.00
10	£200.00
13	£365.00
14	£420.00
18	£200.00
19	£200.00
22	£160.00
26	£160.00
28	£160.00

VAT

VAT is levied on rental.

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.