

TO LET (SALE CONSIDERED)

Office building with car parking.
1,665 ft² (154.68 m²)

CHESTERTON WAY EASTWOOD TRADING ESTATE 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 property is situated close to the junction of Chesterton Way and Chesterton Road within the popular and well-positioned Eastwood Trading Estate in Rotherham. Eastwood Trading Estate 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 subject property comprises of a single-storey office building which is configured to form a series of individual offices, a kitchenette, comms room, store, and separate toilet facilities. The property benefits from painted and plastered walls, gas fired central heating, perimeter cabling, carpeted floors and a forecourt car park for approximately 7 vehicles.

ACCOMMODATION

Approximate net internal floor area:

	ft ²	m ²
Ground Floor		
Entrance reception / foyer		
Reception Office	107	9.94
General Office	396	36.79
Rear Office	149	13.84
Rear Office	147	13.66
Office	149	13.84
Office	156	14.49
Separate ladies & gents W.C's		
Kitchenette	47	4.37
Comms Room	82	7.62
Store	224	20.81
Office	208	19.32
Total	1,665	154.68

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

Whilst we have not had sight of any title documentation we are given to understand the property has a Rateable Value of £10,750 and is listed as "Shop and Premises". Please note this does not constitute the rates payable.

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 property was formerly used for office purposes. 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 £100 per week. 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.