

TO LET

Modern Industrial Units
From 698 ft² (64.85 m²) – 1,106 ft² (102.75 m²)

MEADOWBANK INDUSTRIAL ESTATE HARRISON STREET 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

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:

Unit	ft ²	m ²
A4	698	64.85
A5	1,106	102.75
A7	1,090	101.27
A8	1,091	101.36
A10	1,099	102.10

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 following assessments apply in respect of business rates. Please note the rateable value does not constitute the rates payable.

Unit	Rateable Value
A4	£3,900
A5	£6,300
A7 & A8	£9,900
A10	£6,600

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 units are suitable for all uses falling within Class B1, B2 & B8 of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005.

TERMS

Rentals are available from just £355.00 / month.

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 or Let Direct on 0870 240 5668.

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.