

## TO LET

Modern Industrial Unit  
7,609 ft<sup>2</sup> (609.22 m<sup>2</sup>)

### UNIT A5 NORTHFIELD INDUSTRIAL ESTATE FIELD LANE 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 units are situated on the Northfield Industrial Estate fronting Field Way which is a turning off Greasborough Road, approximately 1 mile north of Rotherham town centre.

The units have good access to junctions 33, 34 and 35 of the M1 motorway, and within 3 miles of Sheffield City Centre via the A6109 Brightside Lane.

The immediate area is in predominately industrial and warehousing uses. Both Rotherham train station and the bus interchange are conveniently situated within a five minute walk. Parkgate Retail World situated approximately 1 mile to the north.

## BRIEF DESCRIPTION

Unit A5 comprises of mid-terrace single-storey warehouse unit of steel framed construction with blockwork elevations, part clad with brick and profile steel sheeting beneath a pitched roof. Internally the accommodation provides warehouse with an eaves height of 4.66m (15ft). Male and female W.C facilities are provided in addition to first floor offices.

The unit benefits from a large, secure & palisade fenced and yard / car park area immediately to the frontage with approximately 15 parking spaces.

## ACCOMMODATION

Approximate gross internal floor area:

	ft <sup>2</sup>	m <sup>2</sup>
Warehouse, offices, kitchen & W.C's.	7,609	706.90
<b>Total</b>	<b>7,609</b>	<b>706.90</b>

## 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 that the unit has a Rateable Value of £22,500, with both units listed as "Warehouse and Premises". Please note this figure does not constitute the rates payable. For an accurate figure of the business rates payable, and information on any relief, please contact the Business Rates Department at the Local Borough Council.

## 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 unit is suitable for all uses falling within Class 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 property is available by way of a new lease for a flexible term with incentives available, at a rental of £24,750 p.a.

## VAT

Prices quoted are exclusive of VAT but will 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.