

## TO LET

Modern Industrial Units  
2,000 ft<sup>2</sup> (185.80 m<sup>2</sup>) – 8,000 ft<sup>2</sup> (743.20 m<sup>2</sup>)

**PENNY HILL LANE  
BRAMPTON-EN-LE-MORTHEN  
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 form part of an industrial estate, which is located within a rural environment, but benefits from easy accessibility for the centres of Rotherham, Sheffield and the motorway network. Junction 31 of the M1 motorway lies approximately 3 ½ miles to the south, with Rotherham town centre being approximately 7 miles to the north west and Sheffield city centre being approximately 10 miles to the west.

## BRIEF DESCRIPTION

The available unit forms part of a terrace of modern commercial properties within a well established and well presented industrial estate. The estate benefits from extensive parking and potential storage areas. The estate is fully fenced with lockable security gates.

The units are of steel frame construction and incorporate kitchen and toilet facilities. The accommodation is finished to a good standard and is well presented to all aspects.

The vacant accommodation can be divided to form units ranging in size from 2,000 ft<sup>2</sup> – 8,000 ft<sup>2</sup>. Dependent upon the area utilised there is also office accommodation within the building.

## ACCOMMODATION

Approximate gross internal floor area:

	ft <sup>2</sup>	m <sup>2</sup>
<b>Units 1 / 2</b> 99'2" x 82'0" (incorporating small office and toilet facilities)	8,132	755.49

## 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

### Rateable Value

Unit 1 & 2: £27,000

## SERVICES

Mains electricity and water are supplied and connected. 3-phase electricity is also available but prospective tenants should satisfy themselves as to the suitability and capacity of all services prior to entering into any legal or financial commitment.

## PLANNING

The premises are suitable for industrial purposes and again prospective tenants should make enquiries with the Local Planning Authority regarding their proposed use prior to entering into a legal and financial commitment.

## TERMS

The premises are available on flexible terms on an internal repairing and insuring basis. Terms on application.

## 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.