

TO LET

Modern Industrial Unit
1,550 ft² (144.00 m²) – 3,100 ft² (288.00 m²)

UNIT 3 SILVERWOOD COURT 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

Silverwood Court is located in the heart of the Dearne Valley within the Borough of Rotherham close to Wath Upon Dearne, Bolton Upon Dearne and Mexborough. The property affords excellent accessibility to Rotherham, Doncaster and Barnsley, as well as having excellent links to the national motorway network via Junction 36 of the M1 and Junction 37 of the A1.

The property may be approached from Mexborough, taking Wath Road (A6023), continuing on to Manvers Way and turning left on to Farfield Park. The Dearne Valley has seen significant regeneration and has attracted major occupiers including Next Plc, Garnett Dickinson, Peglers, DBC and Ventura to name but a few.

BRIEF DESCRIPTION

Silverwood Court is a modern industrial scheme with units built in two terraces, facing a central service yard with associated car parking.

Unit 3 benefits from an internal eaves of 5m, with a roller shutter door, and a toilet and kitchenette facility.

ACCOMMODATION

Approximate gross internal floor area:

Unit	ft ²	m ²
3 – 40'2 x 38'7	1,550	144.00
Total	1,550	144.00

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 £7,200 and is listed as "Workshop and Premises". Please note this does not constitute the rates payable.

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

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 unit is available by way of a new lease for a term to be agreed at an inclusive rental of £740.00 / month which includes service charge and buildings insurance. 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.