

## TO LET

Modern Industrial Unit  
4,034 ft<sup>2</sup> (374.77 m<sup>2</sup>)

### UNIT 17 STADIUM COURT BARBOT HALL INDUSTRIAL 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 subject property is located on the highly-successful Stadium Court development, which forms part of the well established Barbot Hall Industrial Estate in Rotherham, and therefore befitting from convenient access to the centre of both Rotherham and Doncaster. The property has good communication links with the motorway network with access to the M1 situated via the A630, which is the main trunk road located on the periphery of the town centre.

## BRIEF DESCRIPTION

The property comprises an end of terrace modern industrial unit of steel portal frame construction with steel clad and brick elevations, and approximately 10% translucent roof lighting. The unit benefits from a trailer-height roller shutter door to the front elevation with a large forecourt car parking area. There are ground floor offices, a mezzanine of offices and stores, and all mains services including a three phase electricity supply available. The warehouse benefits from an approximate internal eaves height of 16 feet.

## ACCOMMODATION

Approximate gross internal floor area:

	ft <sup>2</sup>	m <sup>2</sup>
Warehouse, offices, kitchen & W.C	4,034	374.77
<b>Total</b>	<b>4,034</b>	<b>374.77</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 the property has a Rateable Value of £15,000 and is listed as "Warehouse and Premises".

## SERVICES

Mains water, electricity 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 unit is available immediately by way of a new lease at a rental of £18,500 per annum. Buildings insurance and a service charge are levied in addition to rental. 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.