

TO LET

CPR COMMERCIAL
PROPERTY
ROTHERHAM

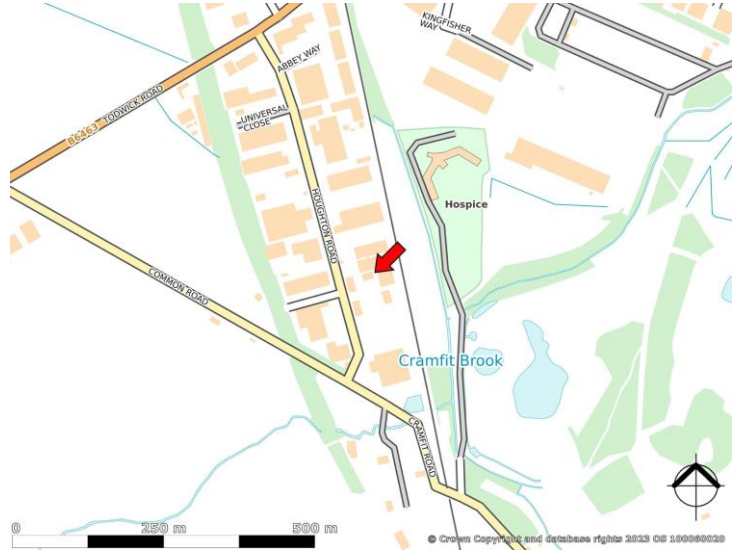


Ground floor warehousing with first floor offices, & large rear yard / car park.

Unit 7, North Anston Business Centre, Houghton Road, North Anston, Sheffield, S25 4JJ.

Location

North Anston Business Centre is located approximately 1 mile away from the A57 on the B6463. Junction 31 of the M1 Motorway is less than 2 miles to the south-west. Unit 7 occupies a central and prominent position within the Estate, being located directly opposite the entrance.

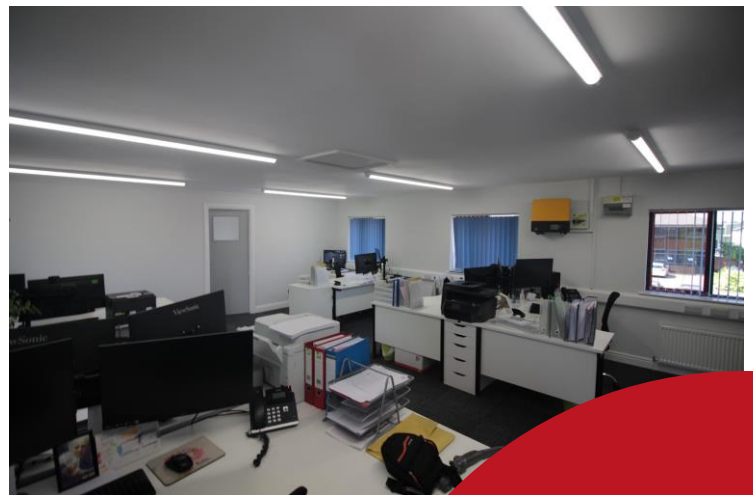


Description

The subject property comprises of a two-storey commercial development offering warehousing to the ground floor together with some offices, together with modern offices at first floor level. The warehousing is separated into two bays, with roller shutter door access leading to a large surfaced and secure rear delivery yard. The property also has the benefit of generous parking to the forecourt. Internally the property benefits from a modern specification with two electric roller shutter doors, double glazing, some LED lighting, CCTV, and a gas-fired central heating system.

Name	Sq ft	Sq. m
Ground Floor	1,173	108.98
First Floor	724	67.26
Total	1,897	176.24









— Rating Assessment

We have consulted the Valuation Office Agency and understand that the whole building has a rateable value of £6,500, listed as “Offices & Premises”.

Please note that this figure does not constitute the business rates payable.

— Fixtures & Fittings

Neither CPR, nor their clients, can offer any form of warranty as to working order of any fixtures and fittings referred to, or suitability / capacity for any particular purpose. An incoming Tenant / purchaser must satisfy themselves in this regard prior to entering into any legal or financial commitment.

— Planning

The property comprises of a hybrid unit with warehousing and offices on the ground floor, and further offices to the first floor. Interested parties are advised to liaise with the local planning authority regarding any specific use.

— Services

Mains electricity, water and drainage are understood to be supplied and connected. None of the services have however been tested by Commercial Property Rotherham. We would recommend all interested parties to satisfy themselves as to the suitability and capacity of all mains services prior to entering in to any legal or financial commitment.

— Energy Performance Certificate

The property has an Energy Performance Certificate (EPC) Rating of 58 (Band C). A copy of the EPC is available online or on request.

— Terms

The property is available by way of assignment, with the current rent passing being £18,000 + VAT per annum.



For further information please contact:

Neil Keally

01709 721706

commercialpropertyrotherham.com



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 a Disto laser measuring device. We would suggest that Purchasers or Tenants satisfy themselves as to their accuracy prior to purchase or entering into a Lease.

Prices quoted are exclusive of VAT but may be subject to VAT.

The Money Laundering Regulations currently place a legal requirement on a prospective purchaser to provide two acceptable forms of I.D

Messrs. Commercial Property Rotherham for themselves and for vendors and lessors of this property whose agents 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 us 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. Commercial Property Rotherham has the authority to make or give any representation or warranty in relation to this property.

Director: N.A.Keally BSc (Hons) MRICS

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Registered Office Address: The Old Grammar School, 13 Moorgate Road, Rotherham, S60 2EN.

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