

FOR SALE

Workshops, offices and stores within secured site of 4.0 acres
approx. comprising 19,110 ft² (1,775.37 m²)

Harry Works, Glasshouse Lane, Kilnhurst,
South Yorkshire, S64 5TH.



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.

LOCATION

The subject property occupies a prominent frontage to Kilnhurst Road with nearby businesses including for Kilnhurst Business Park and Charles Thompson Engineering. Junction 35 of the A1M motorway lies approximately four miles to the east, with Rotherham town centre lying approximately seven miles to the south. The main site is accessed directly from Glasshouse Lane and has the benefit of two points of vehicular access from Glasshouse Lane and Kilnhurst Road.

BRIEF DESCRIPTION

The property comprises a series of workshops and offices situated within a self-contained secured site. The total site area extends to approximately 4.0 acres and is suitable for either owner-occupation, or possibly being split into a series of separate occupancies. There is ample opportunity for further development to take place within the site curtilage.

ACCOMMODATION

Approximate gross internal floor area:

	ft ²	m ²
Portable offices	3,532	328.13
Main warehouse	5,518	512.63
Lean-to bay	1,260	117.05
Rear off-shot	230	21.36
Rear workshop	930	86.39
Rear lean-to	281	26.10
Open-fronted Nissen hut	530	49.23
Open-fronted store	299	27.77
Workshop	2,156	200.29
Workshop	1,775	164.90
Open-fronted store	1,532	142.32
Portable messroom facility	1,067	99.12
Total	19,110	1,775.37

RATING ASSESSMENT

We have consulted with the Valuation Office Agency and understand the property has a rateable value of £60,000. Please note this figure does not constitute the business rates payable.

FIXTURES & FITTINGS

The fixtures and fittings mentioned in this brochure will remain available for the benefit of the in-going occupier; neither the Agent nor their Clients can offer any form of warranty as to their working order, or suitability for any particular purpose.

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

The property has a long-established use of storage, distribution and general industry. We would recommend any seriously interested parties to make all enquiries with the planning department of the Local Borough Council regarding any alternative uses.

TENURE

Freehold.

PRICE

o/a £800,000

ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available on request.

VAT

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

MONEY LAUNDERING

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

VIEWING & FURTHER DETAILS

Viewing and further information is available by contacting the Sole Agent, Commercial Property Rotherham on 01709 721706.

DISCLAIMER

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.









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