

FOR SALE

CPR COMMERCIAL
PROPERTY
ROTHERHAM



Freehold detached industrial premises.

Braithwell Way, Hellaby Industrial Estate, Rotherham, S66 8QY.

Location

The subject property is located within the highly-successful Hellaby Industrial Estate, with access via the Hellaby Lane service road and taking a turn onto Micklebring Way and then onto Braithwell Way. Hellaby Industrial Estate enjoys excellent road links to the motorway network, being close to J.1 of the M18 motorway which in turn links into the A1 and A1(M) together with the M1.

Accommodation

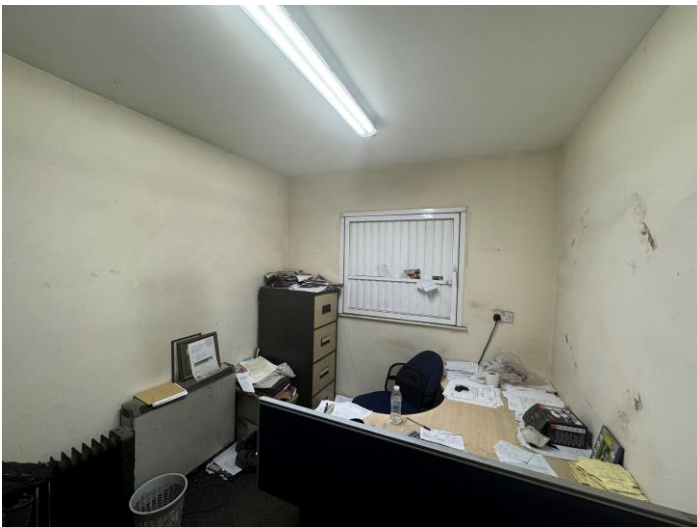
Approximate gross internal floor areas:

| | ft ² | m ² |
|--------------|-----------------|----------------|
| Warehouse | 7,807 | 725.30 |
| Total | 7,807 | 725.30 |

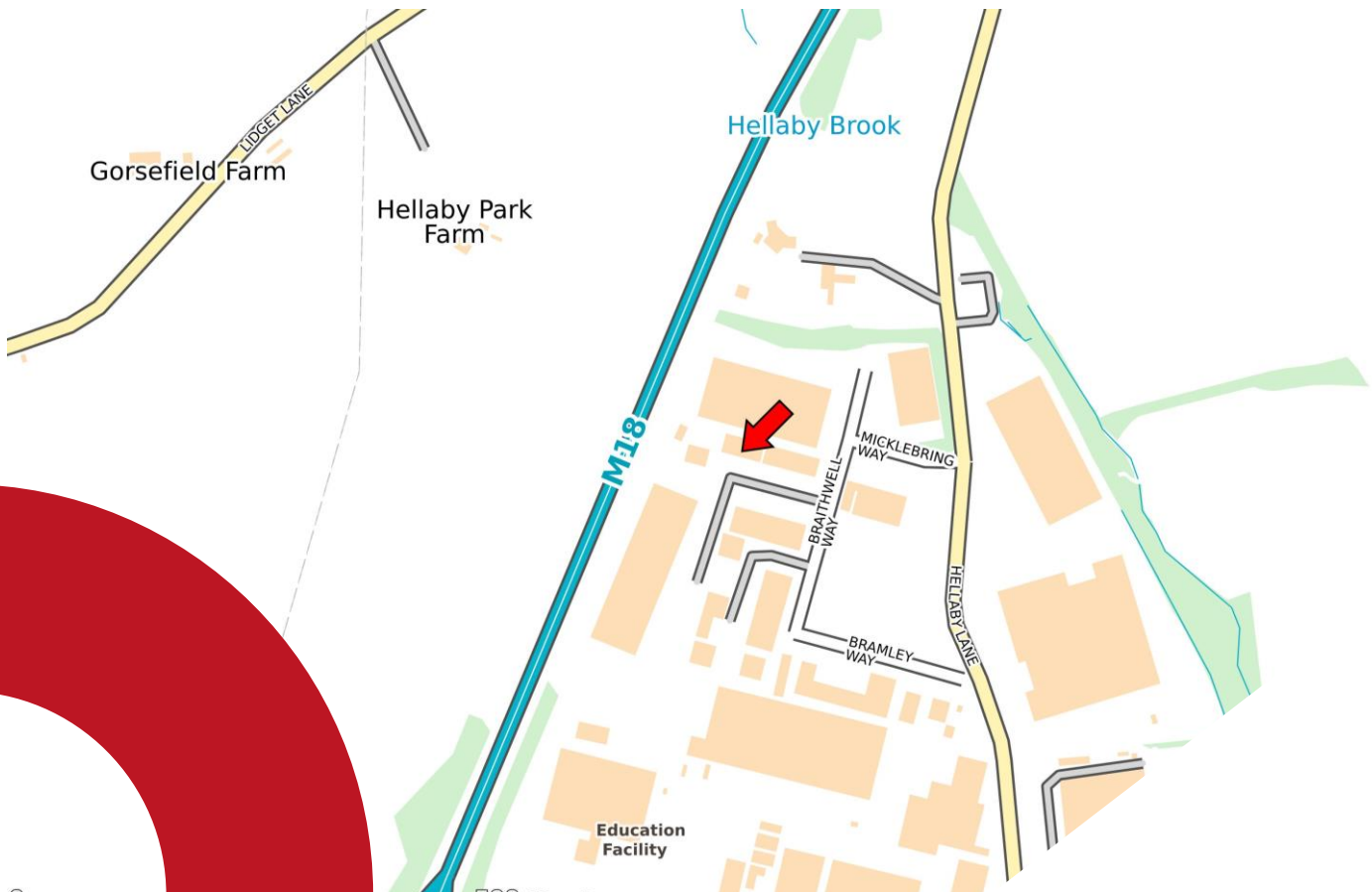
Description

The subject property comprises of two semi-detached light industrial units which have been linked internally with an opening, effectively providing a detached property but being easily and quickly capable of splitting back to provide two self-contained units. Each unit benefits from a roller shutter door to the frontage, separate toilet facilities and offices to the frontage. The units have profile steel cladding, translucent roof lighting, and an approximate internal eaves height of 15'9 (4.80m). There is the availability of forecourt parking with pleasant soft landscaping verges fronting Braithwell Way.









— Rating Assessment

We have consulted the Valuation Office Agency and understand that the whole building has a rateable value of £35,000, listed as “Workshop & 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.

— Tenure

Freehold.

— Services

Mains gas, 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

A copy of the EPC is available online or on request.

— Price

o/a £650,000



For further information please contact:

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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

Commercial Property Rotherham is a trading name of Burgess Commercial Ltd.

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