

TO LET

CPR COMMERCIAL
PROPERTY
ROTHERHAM



Detached industrial warehouse / workshop unit set within a generous site & benefitting from two points of vehicular access.

New Orchard Lane, Thurcroft Industrial Estate,
Rotherham, S66 9ER.

Location

The subject property is located at Thurcroft Industrial Estate, and benefits from excellent access to the motorway network. Junction 1 of the M18 motorway is just 2 miles to the north. The property is located south-east of the centre of Rotherham, 14 miles south-west of the centre of Doncaster, and 12 miles north-east of Sheffield city centre.

Accommodation

Approximate gross internal floor areas based on VOA listing:

	ft ²	m ²
Warehouse & offices	97,878	9,093.16

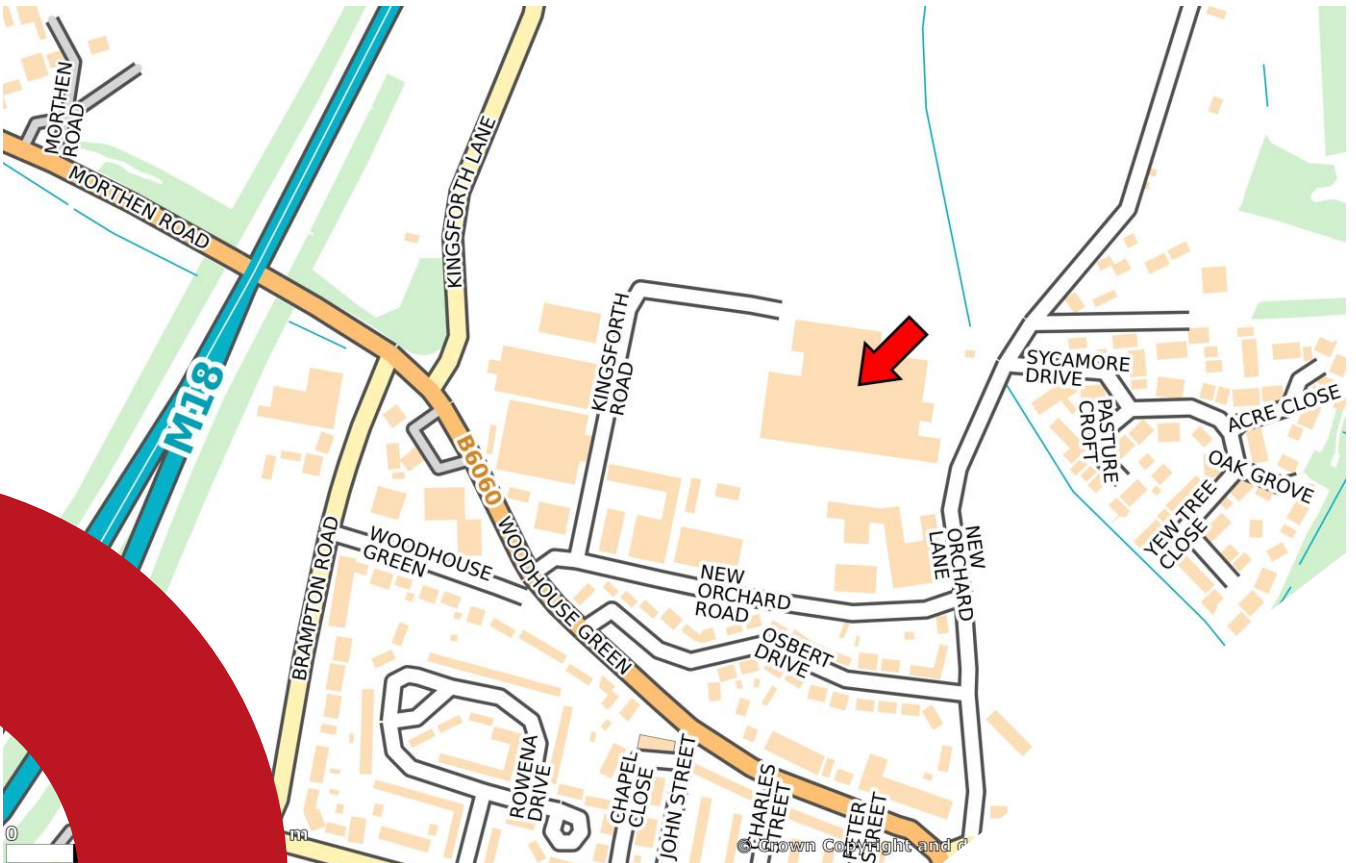
Description

The development is configured over three bays with offices located adjacent to the main estate road which lies to the east of the site. Internal approximate eaves height is 4.27m (14'11). Secure gated entrances lead from New Orchard Lane to Kingsforth Road to the north of the site. The three warehouse bays are internally linked, having the benefit of trailer loading access to both the front and rear elevations. A secure separate staff and visitor car park is also located immediately off the main entrance driveway from New Orchard Lane.









— Rating Assessment

We have consulted the Valuation Office Agency and understand that the whole building has a rateable value of £191,000, listed as “Factory & 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.

— 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 into any legal or financial commitment.

— Energy Performance Certificate

The property has an Energy Performance Certificate (EPC) Rating of 109 (Band E). A copy of the EPC is available online or on request.

— Rental

£4.50 / ft²



For further information please contact:

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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.

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

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