

**TO LET**

**CPR** COMMERCIAL  
PROPERTY  
ROTHERHAM



**Industrial premises suitable for a variety of uses.**

Hooton Road, Kilnhurst, Rotherham, S64 5TA

## Location

The subject property is situated off the B6090 Hooton Road in Kilnhurst, with the main vehicular entrance opposite its junction with Thomas Street. The immediate vicinity is mixed use, with Kilnhurst Primary School close by, together with a range of small commercial workshops and open greenspace all close by. In terms of local suburbs, Wath upon Dearne, Mexborough, Hooton Roberts, Parkgate, Rawmarsh, Thrybergh & Ravenfield are all locally placed offering a high residential catchment area. The centre of Rotherham is approximately 5 miles to the south-west, Doncaster is 10 miles to the north-east, and Sheffield city centre is approximately 14 miles to the south-west.

## Accommodation

Approximate gross internal floor areas:

Demise	ft <sup>2</sup>	m <sup>2</sup>
Front workshop 1	7,489	695.75
Rear workshop 2	3,987	370.41
Locker room	251	23.32
Parts store	145	13.47
Messroom	473	43.94
Switchroom	65	6.04
Shower & toilets	286	26.57
Workshop 3	5,387	500.47
First floor offices	756	70.24
Detached workshop	2,322	215.72
<b>Total</b>	<b>21,161</b>	<b>1,965.92</b>

## Description

The development comprises of a series of workshop units of varying sizes, generally interlinked and located on a generally level site. The site has one point of vehicular access directly off Hooton Road. The accommodation benefits from a varied specification, with up to 25-tonne craneage facility, excellent internal eaves heights of up to , all mains services, messroom, shower & toilet facilities, and three large electric roller shutter doors.























## — Rating Assessment

We have consulted the Valuation Office Agency and understand that the whole building has a rateable value of £56,500, 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.

## — 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 into any legal or financial commitment.

## — Energy Performance Certificate

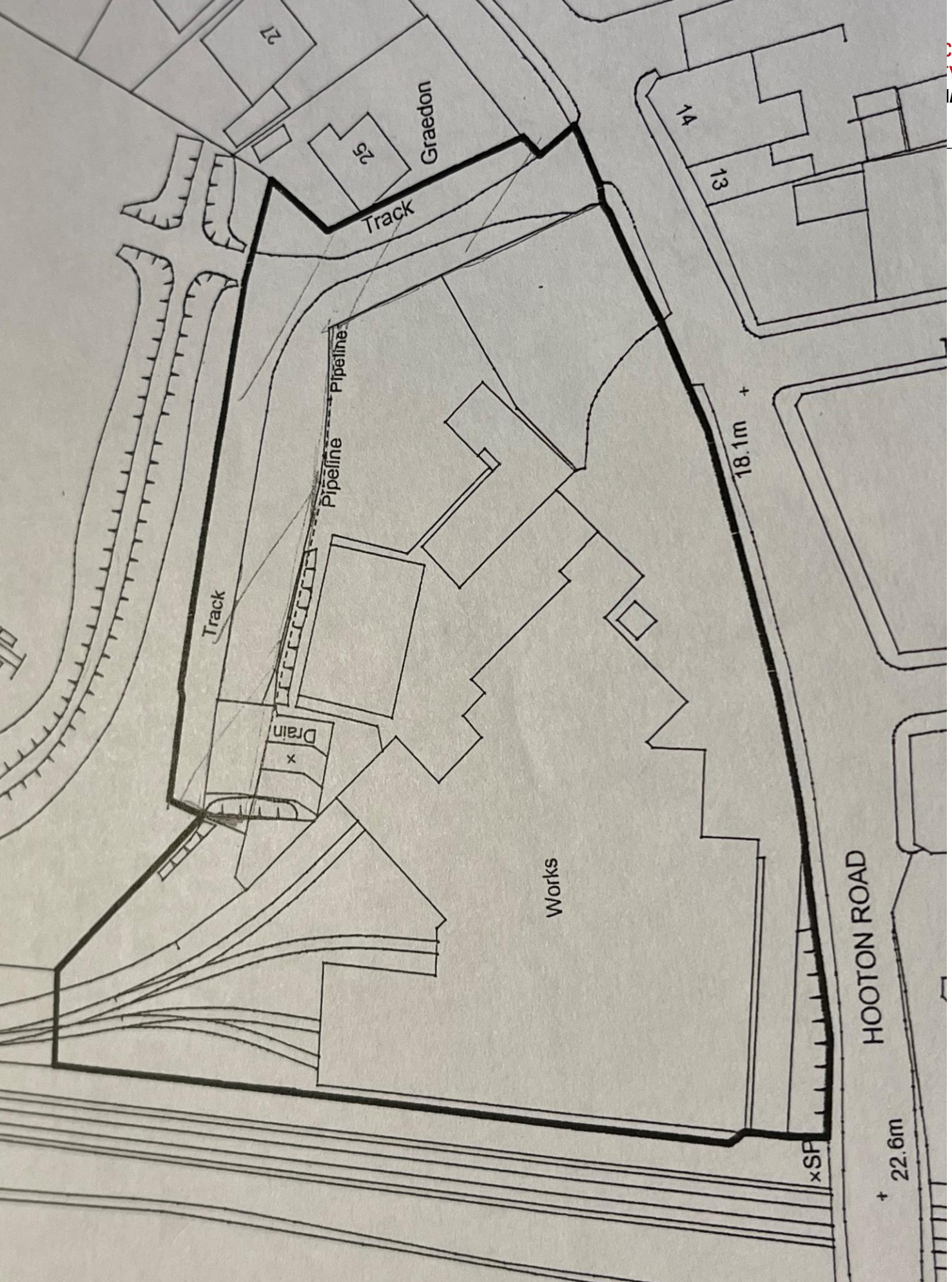
The property has an Energy Performance Certificate (EPC) Rating of 69 (Band C). A copy of the EPC is available online or on request.

## — Terms

The development is available by way of a new Lease at a rental of £4.50 / ft<sup>2</sup>.









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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