

**TO LET**

**CPR** COMMERCIAL  
PROPERTY  
ROTHERHAM



**Detached industrial unit with secure generous yard.**

Unit 7, The Gateway, Parkgate, Rotherham, S62 6JL.

## Location

The subject property is located a popular commercial Estate close to Parkgate Retail World. The Gateway is accessed by taking a turning off the A633 Rotherham Road, which leads directly onto The Gateway. The road follows onto the first left turning and the subject property is situated close to the end of the street. Rotherham town centre lies approximately two miles to the south-west.

## Accommodation

Approximate gross internal floor areas:

Demise	ft <sup>2</sup>	m <sup>2</sup>
Ground Floor	3,005	279.17
<b>Total</b>	<b>3,005</b>	<b>279.17</b>

## Description

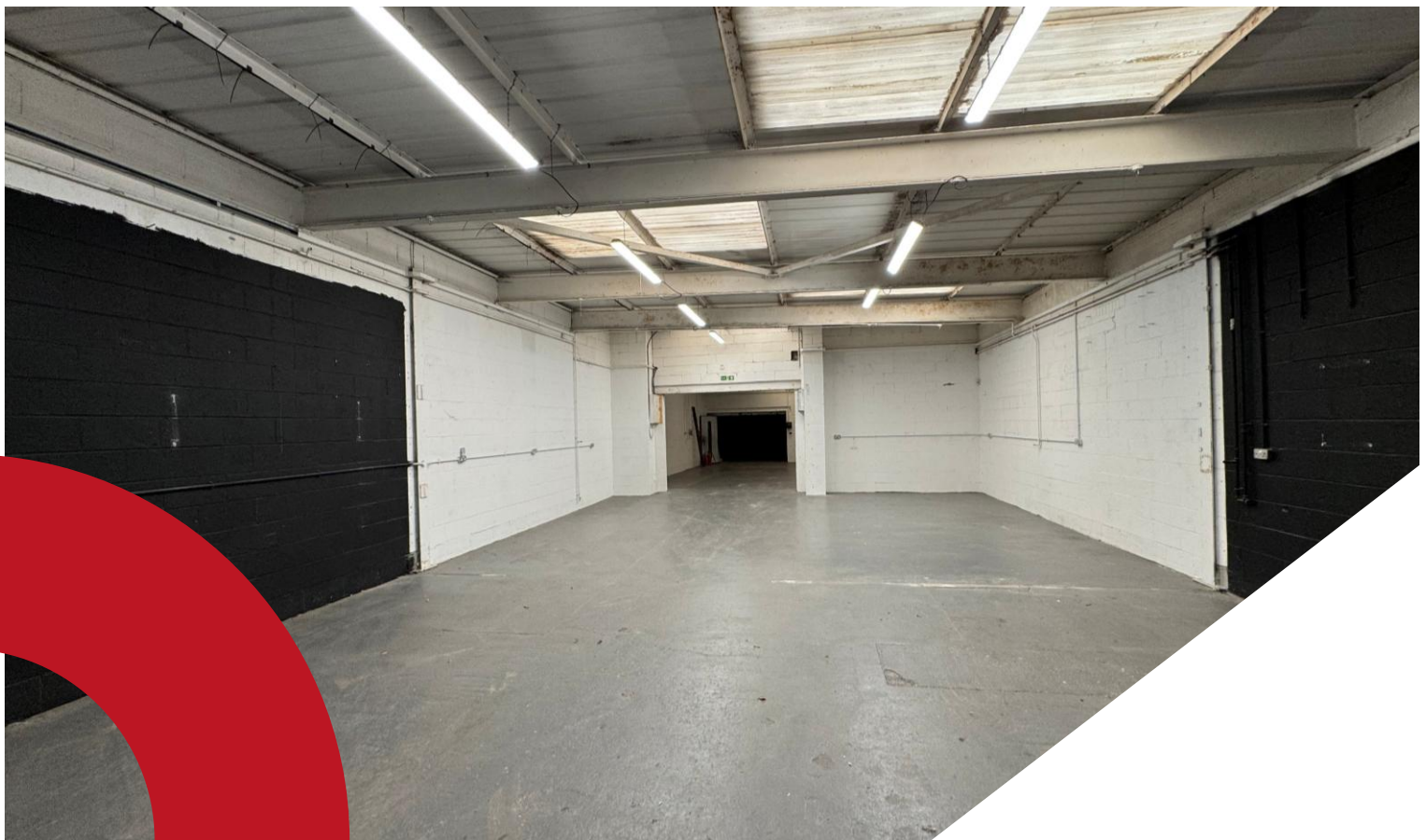
The subject property comprises of a single-storey detached commercial workshop, with brick and block elevations and a steel-clad roof to the main building. The original building has been extended to the front and rear, with a further workshop / store at the rear, and an office to the front. The unit benefits from a main workshop area, rear workshop / store, toilet facility, front office and further toilet, electrically operated roller shutter door to the front elevation which opens up to an enclosed and secure yard and all mains services including a three-phase electricity supply. The unit would be ideally suited to a wide variety of small light industrial users.







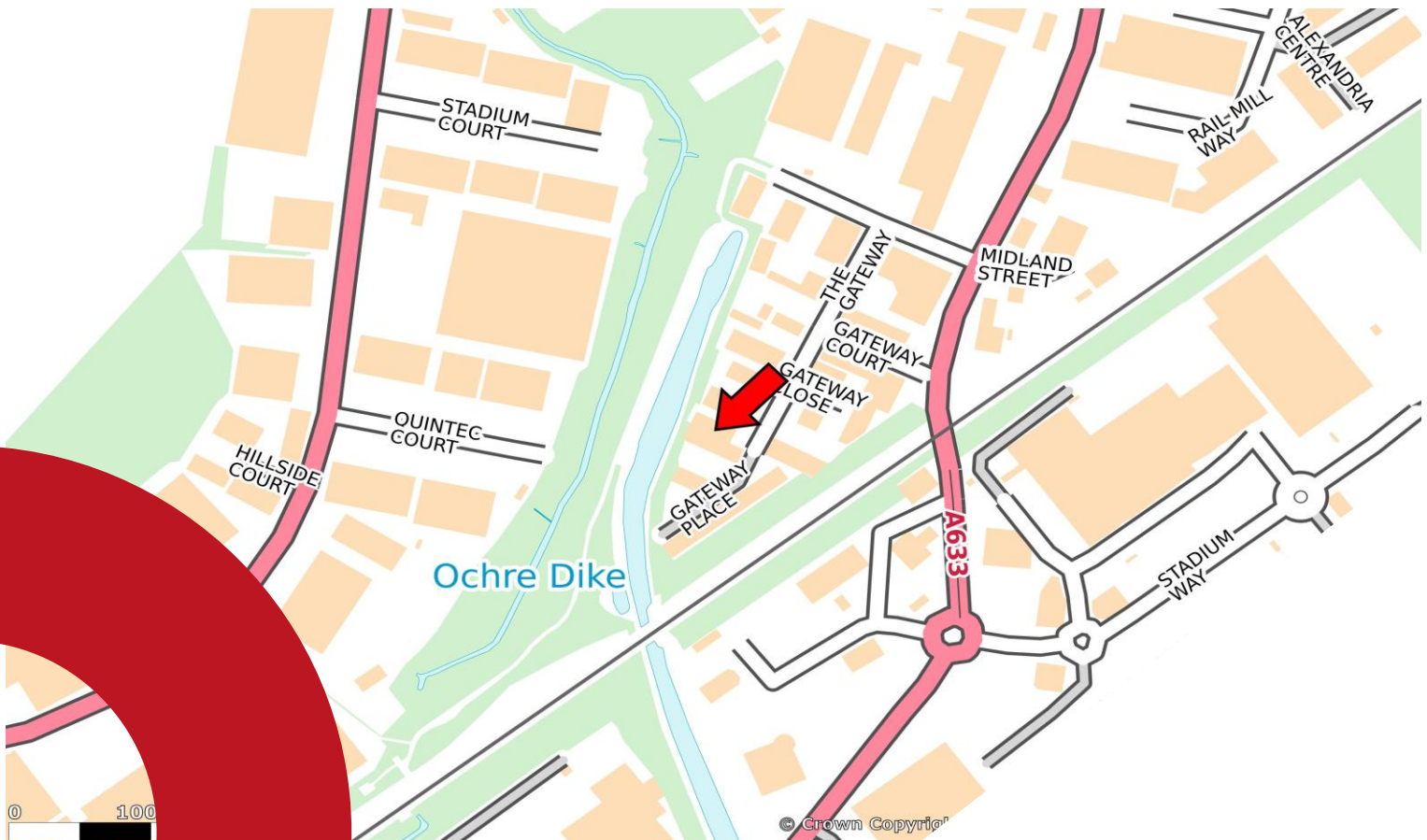












## — Rating Assessment

We have consulted the Valuation Office Agency and understand that the whole building has a rateable value of £13,500, 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 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 114 (Band E). A copy of the EPC is available online or on request.

## — Terms

The property is available by way of a new Lease at a rental of £16,000 per annum.



For further information please contact:

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[commercialpropertyrotherham.com](http://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

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

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Registered in England: Company Registration Number: 06713512. VAT Number: 941 0499 27.



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