

TO LET

CPR COMMERCIAL
PROPERTY
ROTHERHAM



EMMESS
components

Unit 13a, Monksbridge Trading Estate,
Outgang Lane, Dinnington, Sheffield S25 3QZ
01909 561617
mark@emmess.net

Workshop unit with secure yard.

13a Outgang Lane, Dinnington, Sheffield, S25 3QZ.

Location

The subject property is located on the highly-successful Monksbridge Industrial Estate, which is situated off the B6060 Outgang Lane in Dinnington. The immediate vicinity includes a wide variety of industrial workshop and trade counter operators. The centre of Dinnington is just one mile to the south-east, whilst J.31 of the M1 motorway is just 5 minutes drive.

Accommodation

Approximate net internal floor areas:

Demise	ft ²	m ²
Workshop	2,303	213.96
Office	179	16.63
Toilet facility		
Total	2,402	223.15

Description

The property comprises of a workshop of brick construction under a pitched roof, and having a small off-shot office to the side. The unit benefits from a steel roller shutter door to the front elevation which opens out onto a secure, self-contained yard which is protected by fencing and gates. The property also benefits from a three-phase electricity supply.







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— Rating Assessment

We have consulted the Valuation Office Agency and understand that the whole building has a rateable value of £10,250, 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, three-phase 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 100 (Band D). 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 £18,500 per annum.



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.

Director: N.A.Keally BSc (Hons) MRICS

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

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