

TO LET

CPR COMMERCIAL
PROPERTY
ROTHERHAM



Fully refurbished industrial unit.

Unit 1a, Hope Works, Sussex Road, Attercliffe, Sheffield, S4 7YQ.

Location

Hope Works is a self-contained light industrial Estate located on Sussex Road in Attercliffe. Meadowhall shopping centre and J.34 of the M1 motorway is conveniently located just 3 miles to the north-east, whilst Sheffield city-centre is only one mile to the south-west.

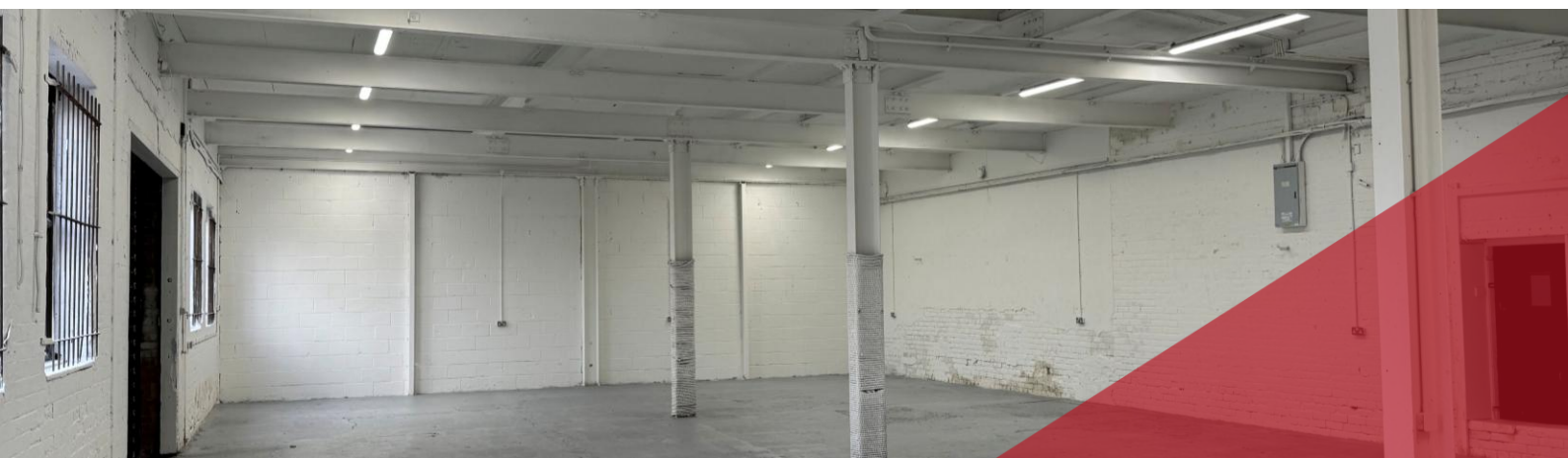
Accommodation

Approximate gross internal floor areas:

Unit	ft ²	m ²
1a	2,919	271.19
Total	2,919	271.19

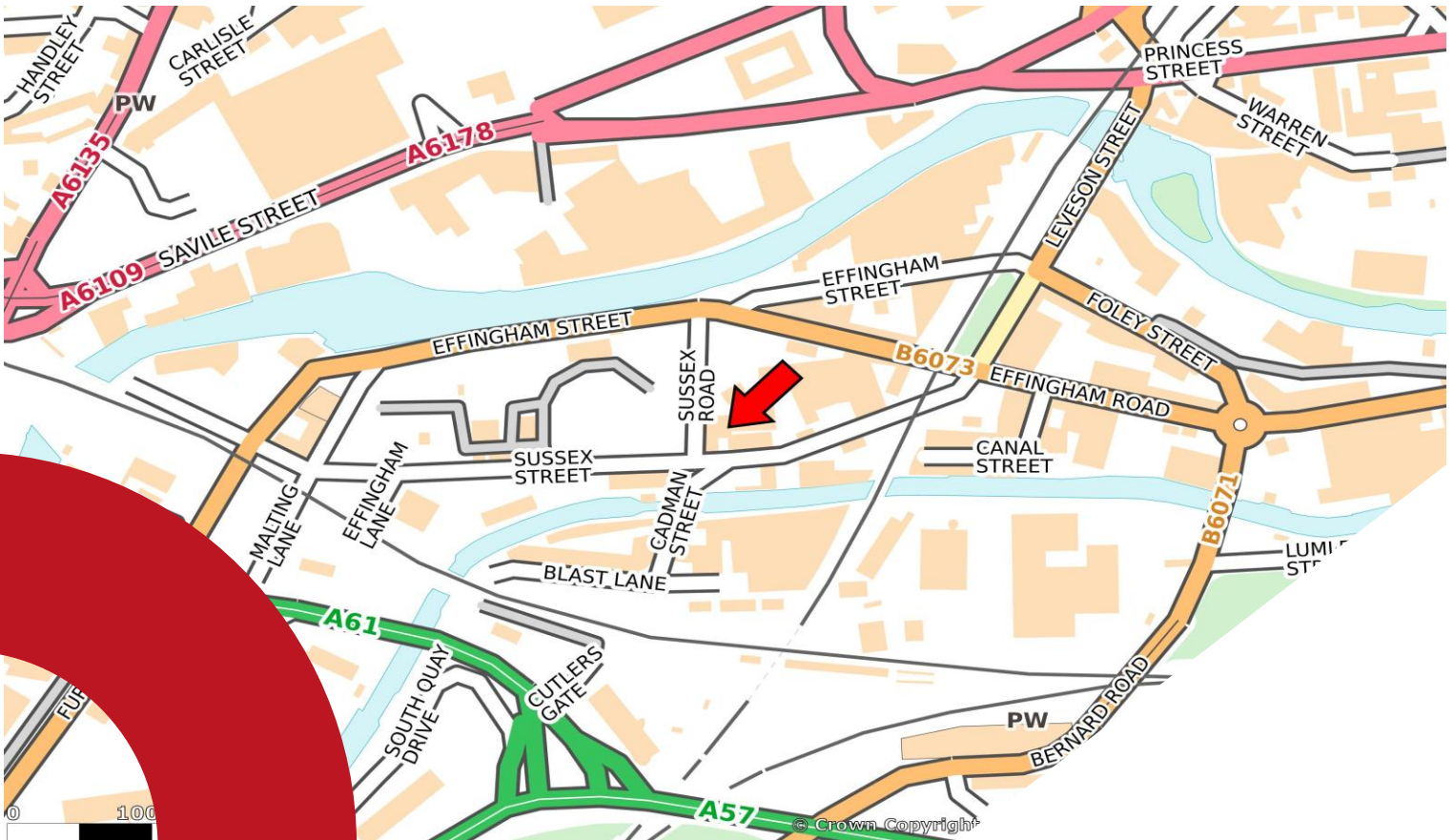
Description

An opportunity has arisen to occupy a fully refurbished industrial unit forming part of a self-contained, managed Estate which benefits from an electric roller shutter door access to the front elevation, rear store, and toilet facilities, and would be suitable for any light industrial / storage user.









— Rating Assessment

We have consulted the Valuation Office Agency and understand that the whole building has a rateable value of £10,000. 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 91 (Band D). A copy of the EPC is available online or on request.

— Terms

The unit is available by way of a new Lease at rental of £21,000 + VAT 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.

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