

TO LET

CPR COMMERCIAL
PROPERTY
ROTHERHAM



Modern light industrial unit with 4 parking spaces.

Unit 5B, Westthorpe Fields, Killamarsh, Sheffield, S21 1TZ.

Location

Unit 5B is located on a well-established and self-contained Estate, secured with perimeter fencing and gates. The Estate is located in the south-east of Sheffield, being just 2½ miles north-west of J.30 of the M1 motorway. The centre of Killamarsh is located one mile to the north-east. The centre of Rotherham is located approximately 16 miles to the north, and Sheffield city centre is located approximately 10 miles to the north-west.

Accommodation

Approximate gross internal floor areas:

Demise	ft ²	m ²
Ground Floor	1,625	151.00
Total	1,625	151.00

Description

The property comprises of a modern light industrial unit of traditional steel portal frame construction. The unit benefits from a sectional roller shutter door to the front elevation, together with LED lighting, and a three-phase electricity supply. The unit is configured to provide a main warehouse / workshop, together with a separate entrance reception and office, a kitchenette, and toilet facility. The unit benefits from 4 allocated parking spaces.









— Rating Assessment

We have consulted the Valuation Office Agency and understand that the whole building has a rateable value of £8,400, listed as “Warehouse & 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 (Band). 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 £1,250 per calendar month.



For further information please contact:

Neil Keally

01709 721706

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 use 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

Registered Office Address: Suite 7, Riverside Business Exchange, 1 Phoenix Riverside, Sheffield Road, Rotherham, S60 1FL.

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



RICS

the mark of
property
professionalism
worldwide