

**TO LET**

**CPR** COMMERCIAL  
PROPERTY  
ROTHERHAM



**End of terrace industrial unit, with excellent access to the motorway network.**

Unit 3B, Nine Trees Trading Estate, Morthen Road, Thurcroft, Rotherham, S66 9JG.

## Location

The subject property is located on the highly-successful Nine Trees Industrial Estate which lies approximately six miles east of Rotherham town centre and two miles south of Junction 1 of the M18 motorway. The Estate therefore benefits from convenient access to the M1, Sheffield City Centre and Doncaster, as well as being on the doorstep of several popular residential suburbs.

## Accommodation

Approximate gross internal floor areas:

Demise	ft <sup>2</sup>	m <sup>2</sup>
Workshop	2,730	253.63
Mezzanine	301	27.96
<b>Total</b>	<b>3,031</b>	<b>281.59</b>

## Description

Unit 3B has recently become available which comprises of an industrial unit being configured to include a main workshop / warehouse together with a rear kitchenette, toilet facilities, and additional storage accommodation within a mezzanine. The unit is served by a roller shutter door to the front elevation. The unit further benefits from LED lighting and a three-phase electricity supply.

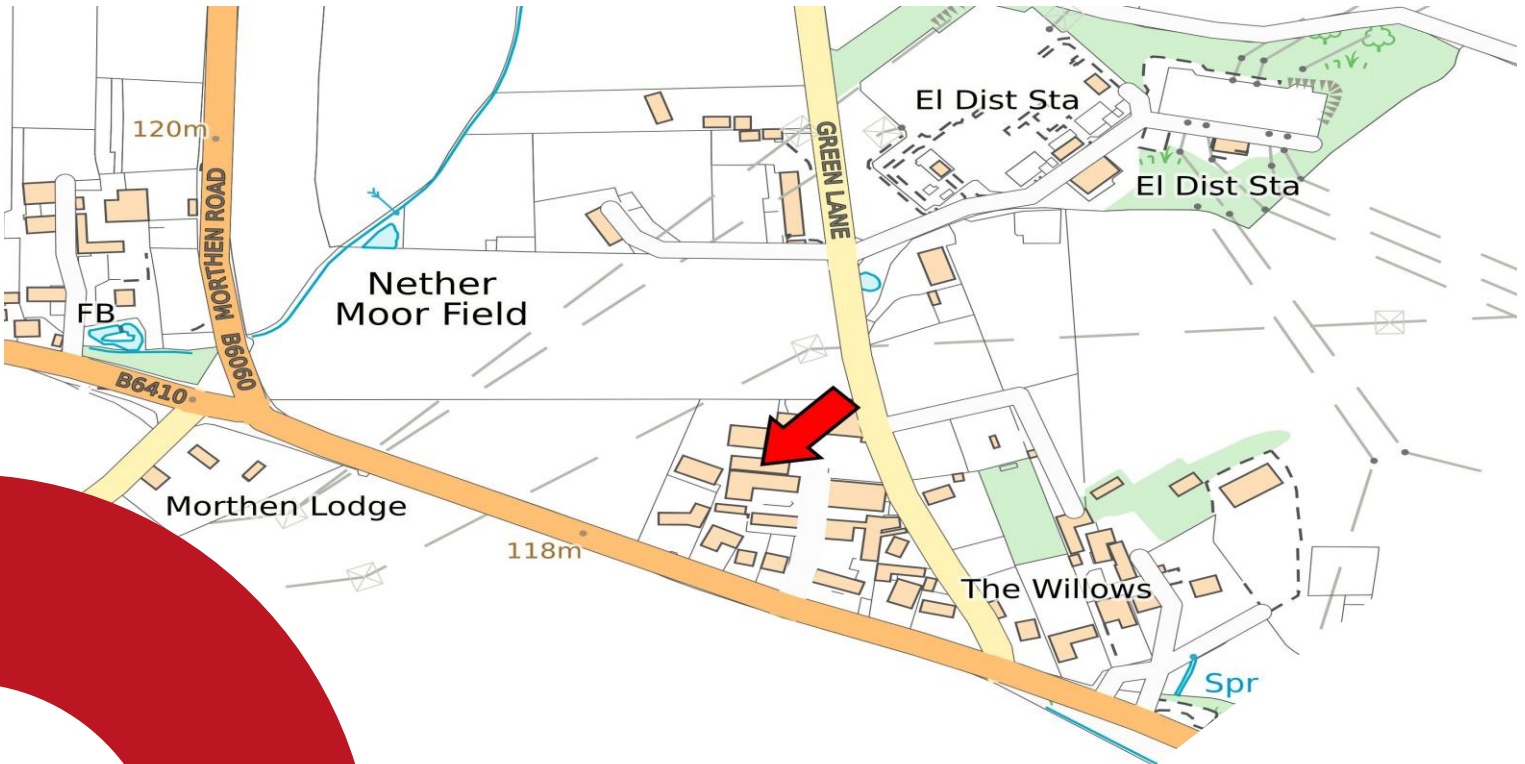






**ROTHERHAM  
ENGINEERING  
SERVICES LTD**  
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## — Rating Assessment

We have consulted the Valuation Office Agency and understand that the whole building has a rateable value of £13,750, 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 67 (Band C). A copy of the EPC is available online or on request.

## — Terms

The property is available by way of a new Lease at an initial rental of £19,500 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 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.

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