

TO LET

CPR COMMERCIAL
PROPERTY
ROTHERHAM



Warehouse, offices & showroom
with generous yard & parking.

Units 9 & 10, Houghton Road, North Anston Trading Estate,
Rotherham, S25 4JJ.

📍 Location

The subject property is situated within North Anston Trading Estate, which is located approximately 1 mile from the A57, via the B6463. Junction 31 of the M1 Motorway is less than 2 miles to the south-west. The subject property is located within the heart of the Estate, directly off Houghton Road.

📄 Accommodation

Approximate gross internal floor areas:

	ft ²	m ²
Workshop	3,097	287.72
Workshop	3,097	287.72
Showroom & Offices off-shot	900	83.61
Total	7,094	659.06

📄 Description

Units 9 & 10 Houghton Road comprise of an end-terraced workshop / warehouse, configured over two bays and having an off-shot to one side which provides attractive showroom, offices and toilet facilities. The workshop / warehouse accommodation has excellent loading facilities, with 4 roller shutter doors, together with a three-phase electricity supply. There is parking to the frontage of the unit together with a rear yard, and a vehicular access road that runs around the perimeter of the Estate, offering an in and out route.









— Rating Assessment

We have consulted the Valuation Office Agency and understand that the following rating assessments apply:

Unit 9: £14,250

Unit 10: £12,500

External Store: £4,750

With both Units 9 & 10 listed as “Workshop & Premises”, and the outbuilding listed as “Store & 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, gas, 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 69 (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 a rental of £37,250 + VAT per annum.



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