

TO LET

CPR COMMERCIAL
PROPERTY
ROTHERHAM



Hybrid premises comprising ground floor warehouse / workshop with first floor offices.

Unit 20, Mandale Park, Sheffield Road, Rotherham, S60 1FW.

Location

The subject property occupies a central position within the impressive, newly-developed Mandale Park in Templeborough, Rotherham. The Estate is prominently situated with direct access onto Sheffield Road (A6178), offering direct access to junction 33 & 34 of the M1 motorway, with J.33 & J.34 just 1.4 miles away. Sheffield Road is a well-established commercial area, hosting a diverse range of businesses, with the Meadowhall Shopping Centre and Rotherham town centre minutes away.

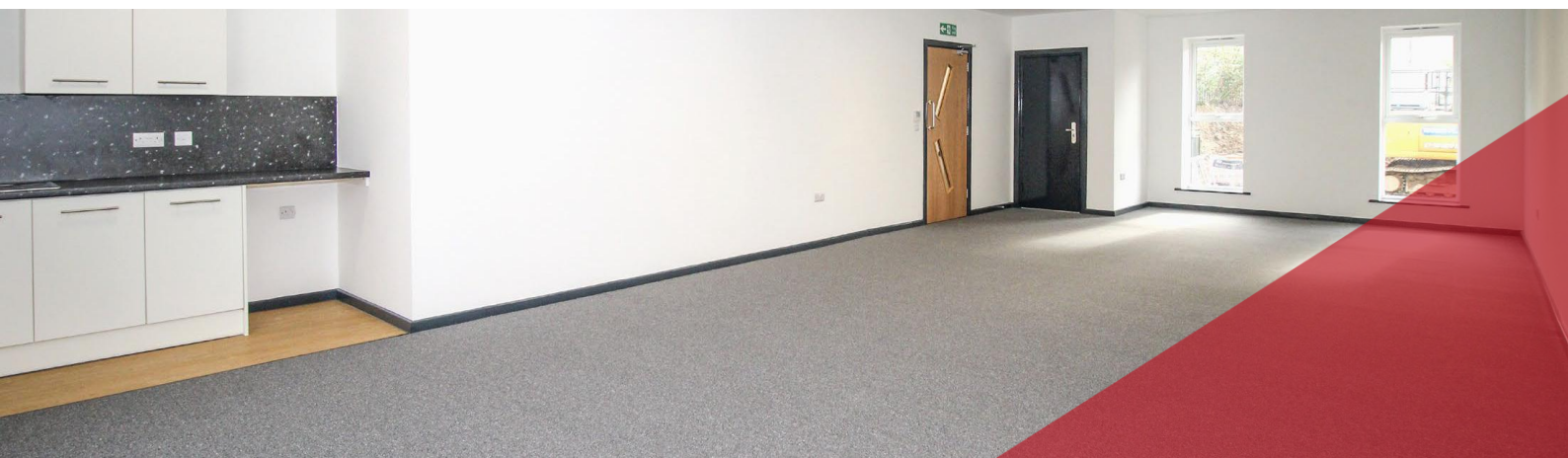
Description

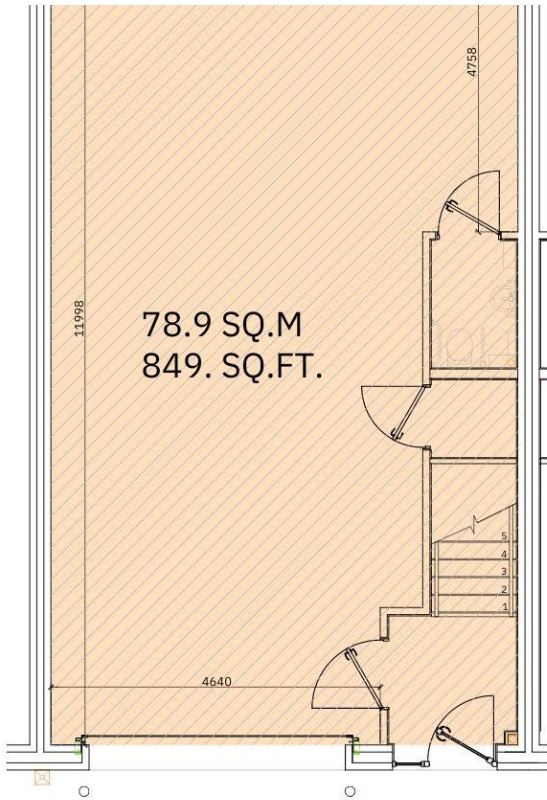
The subject property comprises of a recently-built two-storey hybrid unit, configured to provide a ground floor warehouse / workshop serviced by a roller shutter door to the front elevation, together with stairs leading to an open-plan office area including kitchenette, at first floor level. There is a toilet facility and store at ground floor level. Outside there are 2-3 parking spaces to the forecourt.

Accommodation

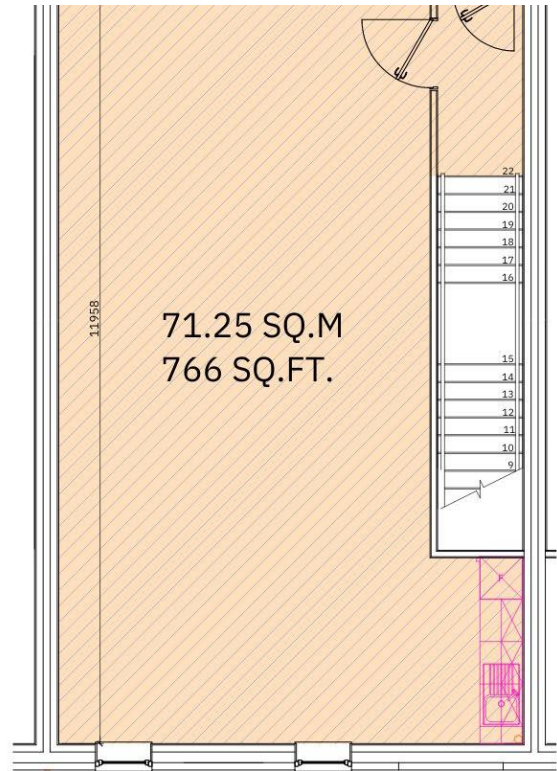
Approximate net internal floor areas:

Floor	ft ²	m ²
Ground	853	79.25
First	707	65.68
Total	1,560	144.93





TYPICAL PLAN - GROUND FLOOR



TYPICAL PLAN - FIRST FLOOR







— Rating Assessment

We have consulted the Valuation Office Agency and understand that the whole building has a rateable value of £18,750, listed as “Business Unit & 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 12 (Band A). A copy of the EPC is available online or on request.

— Terms

The unit is available by way of an assignment of the Lease, with the current rent passing being £1,541.66 + VAT per calendar month.



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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