

TO LET

CPR COMMERCIAL
PROPERTY
ROTHERHAM



**Business centre offering a variety of office suites
with on-site parking.**



Dinnington Business Centre, Outgang Lane,
Dinnington, Sheffield, S25 3QX.

www.commercialpropertyrotherham.com

TO LET

Dinnington Business Centre, Outgang Lane,
Dinnington, Sheffield, S25 3QX.



Location

Dinnington Business Centre occupies an established commercial position on Outgang Lane, Dinnington, among a well-established mix of industrial, trade-counter, warehouse and office occupiers alongside the neighbouring Todwick Road, Nobel Way and Campbell Way estates. A busy South Yorkshire town in the Rotherham borough, Dinnington sits on the A57 corridor between Sheffield and Worksop, with supermarkets, services and amenities close by.

Road communications are excellent: the A57 (Worksop Road) connects directly to Junction 31 of the M1, around five minutes away, opening up the wider M1, M18 and A1(M) network. Sheffield, Rotherham and Meadowhall are all within roughly 15 to 30 minutes' drive, suiting occupiers seeking an established setting with fast, direct motorway access.

Accommodation

Approximate net internal floor areas:

Suite	ft ²	m ²
16	355	32.98
17	355	32.98
18	295	27.41
22	355	32.98
25	340	31.59

Description

Dinnington Business Centre is a detached development offering purpose-built office suites suitable to the sole trader and upwards to small – medium sized businesses. The development offers 24-hour access with secure front entrance door and self-contained secure suites available on flexible terms.

The development benefits from ample parking spaces to the frontage, together with the following internal specification:

- A range of suites of varying sizes from 1-2 person upwards.
- Attractive reception area.
- Suspended ceilings.
- Perimeter trunking.
- LED lighting.
- Efficient floorplates.
- Offices built around central services core.
- Communal kitchenettes, with separate gender toilet facilities.

TO LET

Dinnington Business Centre, Outgang Lane,
Dinnington, Sheffield, S25 3QX.

CPR COMMERCIAL
PROPERTY
ROTHERHAM



TO LET

Dinnington Business Centre, Outgang Lane,
Dinnington, Sheffield, S25 3QX.

CPR COMMERCIAL
PROPERTY
ROTHERHAM



TO LET

Dinnington Business Centre, Outgang Lane,
Dinnington, Sheffield, S25 3QX.

CPR COMMERCIAL
PROPERTY
ROTHERHAM



TO LET

Dinnington Business Centre, Outgang Lane,
Dinnington, Sheffield, S25 3QX.

CPR COMMERCIAL
PROPERTY
ROTHERHAM



TO LET

Dinnington Business Centre, Outgang Lane,
Dinnington, Sheffield, S25 3QX.

Rating Assessment

Tenant's are responsible for registration with the Small Business Rates Relief Scheme where eligible, or for payment of any business rates where applicable.

Fixtures and Fittings

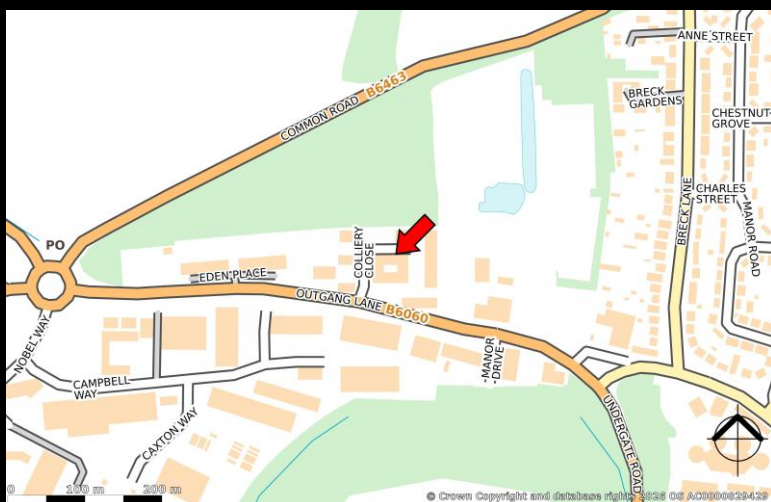
Neither CPR nor its clients make any representation or warranty as to the condition, performance, suitability, or capacity of any fixtures or fittings referred to in these particulars. Prospective tenants and purchasers must rely on their own enquiries and satisfy themselves on these matters before committing to any transaction.

Services

The property is understood to benefit from mains electricity, water and drainage connections. These services have not been tested by Commercial Property Rotherham and accordingly no representation or warranty is made regarding their condition, capacity or suitability. Prospective tenants and purchasers should make their own enquiries and satisfy themselves in this regard before entering into any legal or financial commitment.

Energy Performance Certificate

The property has an Energy Performance Certificate (EPC) Rating of 55 (Band C). A copy of the EPC is available online or on request.



Terms

Suites are available at the following monthly rentals:

Suite	Monthly Rental
16	£369.79 + VAT
17	£369.79 + VAT
18	£307.29 + VAT
22	£369.79 + VAT
25	£354.17 + VAT

TO LET

Dinnington Business Centre, Outgang Lane,
Dinnington, Sheffield, S25 3QX.

CPR COMMERCIAL
PROPERTY
ROTHERHAM



For further information please contact:

Neil Keally

01709 721706

www.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.

Director: N.A.Keally BSc (Hons) MRICS

Registered Office Address: 39-43 Bridge Street, Swinton, Mexborough, South Yorkshire, S64 8AP.

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

