



## Brand new trade counter / light industrial unit.

Units 10a & 10b, Central Business Park, Masbrough Street, Rotherham, S60 1EW.



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LET

## Location

The subject property occupies an extremely prominent position at the New York Junction, at the corner of Masbrough Street and Main Street, adjacent to the A630 Centenary Way. The site benefits from excellent road links to the motorway, offered by way of the dual carriageway (A630) fully through to J.33 of the M1 which is 3 miles to the south. Access to the north is available by taking the A629 which leads to J.35 of the M1, situated 4 miles to the north-west. There are also excellent links to Sheffield and Doncaster, with Rotherham town centre within a few minutes' walk.



## Description



The subject property offers a brand new light industrial warehouse / trade counter facility of portal frame construction with steel clad elevations. The unit benefits from the following specification:

- Two electrically operated insulated sectional loading doors.
- Solar reflective glazing, LED lighting internally & externally.
- Secure, 2.4m fenced & gated site, fire & intruder alarm.
- Structural loading capacity of concrete floor slab of 30N / m<sup>2</sup>.
- Three-phase electricity.
- Low running costs.
- Two electric car charging points.

## Accommodation

	ft <sup>2</sup>	m <sup>2</sup>
Warehouse	5,200	483.10
Unit 1	2,600	241.55
Unit 2	2,600	241.55



## ☆ Rating Assessment

The property will be assessed for business rates on practical completion of the development.

## 💡 Fixtures & Fittings

The fixtures and fittings mentioned in this brochure will remain available for the benefit of the in-going occupier; neither the agent, nor their clients, can offer any form of warranty as to their working order, or suitability for any particular purpose.

## 🏠 Planning

The property is suitable for uses falling within Class B2 (General Industrial), B8 (Storage & Distribution), & Class E(g) (Office / Research & Development / Light industry) with ancillary trade counter (Sui Generis) of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020.

## 📄 Terms

The unit is available by way of a new Lease at a rental of £52,000 + VAT per annum. Consideration will be given to splitting the unit into two, with a rental of £28,600 + VAT per annum per unit applicable.

## 💧 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 in to any legal or financial commitment.

## 📄 Energy Performance Certificate

To be commissioned on practical completion.

## 🏠 Service Charge

An Estate service charge of 50p / ft<sup>2</sup> is payable.



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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

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