

TO LET

Workshop / Storage units.

EASY IN / EASY OUT FLEXIBLE TERMS

287 ft² (26.66 m²) + 289 ft² (26.85 m²)

Bolton Road Business Park, Wath upon Dearne,
Rotherham, S63 7JY.



Messrs. Burgess Commercial for themselves and for vendors and lessors of this property whose agents they 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. Burgess Commercial has the authority to make or give any representation or warranty in relation to this property.

LOCATION

Bolton Road Business Park is situated within the Dearne Valley area and close to the township of Wath upon Dearne. The property can be accessed by following the A602 along Manvers Way and turning onto Bolton Road. The development is situated via a right turning just after exiting the roundabout. Junction 36 provides the nearest motorway junction from the M1, which lies approximately 6 miles away. The surrounding area primarily comprises of national and regional industrial and office users including Messrs Powergen, Ventura, and Next.

BRIEF DESCRIPTION

Bolton Road Business Park comprises a highly-successful, self-contained development of 37 business units, of which two units have become available. The units are ideally suitable for lock-up storage or light industrial uses, and benefit from roller shutter door access.

ACCOMMODATION

Approximate gross internal floor area:

Unit	ft ²	m ²
23	289	26.85
24	287	26.66

RATING ASSESSMENT

We have consulted with the Valuation Office Agency and understand that the units have the following rateable value. Please note this figure does not constitute the business rates payable:

Unit	Rateable Value
23	£1,550
24	£1,550

It is possible small business rates relief may be available and interested parties should contact the Business Rates Department at Rotherham Metropolitan Borough Council on 01709 823579 for further details and confirmation.

SERVICES

Mains electricity, water and drainage are understood to be supplied and connected. None of the services have however been tested. We would recommend all interested parties to satisfy themselves as to the suitability and capacity of all services prior to entering into any legal and financial commitment.

PLANNING

The units are suitable for all uses falling within Class B2 of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005. We would recommend any seriously interested parties to make all enquiries with the planning department of the Local Borough Council regarding any alternative uses.

TERMS

The units are available by way of flexible **EASY IN / EASY OUT** terms, with just 1 months' notice to vacate. Rental is inclusive of buildings insurance. Free 12-month membership to the Barnsley and Rotherham Chamber of Commerce is also available to an incoming Tenant.

Unit	Monthly Rental
23	£180.63 + VAT
24	£179.38 + VAT

ENERGY PERFORMANCE CERTIFICATE

The units do not require an EPC.

VAT

VAT at the prevailing rate is applicable to rental.

VIEWING & FURTHER DETAILS

Viewing and further information is available by contacting the Sole Agent, Burgess Commercial on 01709 721706.

FIXTURES & FITTINGS

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

DISCLAIMER

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 Tenant's satisfy themselves as to their accuracy prior to purchase or entering into a Lease.