

## TO LET

Warehouse / workshop unit benefiting from large secure yard.

1,151 ft<sup>2</sup> (196.93 m<sup>2</sup>)

Arch 1, Coronation Bridge, Union Street,  
Rotherham, S61 1AA.



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## LOCATION

Located on Union Street and within a few minutes' walk to Rotherham town centre, whilst also having good links to the motorway network. There are similar small business units in the immediate vicinity.

## BRIEF DESCRIPTION

The unit comprises of a warehouse / workshop benefiting from roller shutter door access via a large, secure yard, LED lighting, security shutter to the pedestrian door, and a kitchenette and toilet facility.

## ACCOMMODATION

Approximate net internal floor area:

	ft <sup>2</sup>	m <sup>2</sup>
Warehouse / workshop	1,151	196.93

## RATING ASSESSMENT

We have consulted with the Valuation Office Agency and understand the property has a rateable value of £3,800 and is listed as "Store & Premises". Please note this figure does not constitute the business rates payable.

## 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.

## 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.

## PLANNING

The property is suitable for uses falling within Class E of the Town and Country Planning (Use Classes) (Amendment) (England) Regulations 2020. 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 property is available by way of a new Lease for a minimum term of 3 years, at a rental of £750.00 + VAT.

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate (EPC) Rating of 114 (Band E). A copy of the EPC is available online or on request.

## VAT

Prices quoted are exclusive of VAT but may be subject to VAT.

## MONEY LAUNDERING

The Money Laundering Regulations currently place a legal requirement on a prospective Tenant to provide two acceptable forms of I.D.

## VIEWING & FURTHER DETAILS

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

## 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 Tenants satisfy themselves as to their accuracy prior to purchase or entering into a Lease.





