



Modern industrial unit / trade counter opportunity.

1 Chemist Lane, Rotherham, S60 1NA.



TO
LET

📍 Location

The property occupies a convenient location on the periphery of the town centre, with access via Thames Street which is a turning immediately off Greasbrough Street (A6123). The property is highly visible from the busy College Road roundabout and the A630 Centenary Way, and enjoys excellent access to the motorway network.



📝 Description

The subject property comprises of a purpose-built industrial unit which would also be suitable for trade counter uses. The property is of portal frame construction with brick and block elevations coupled with insulated profiled steel cladding. The roof is of insulated steel cladding incorporating approximately 10% translucent natural lighting. Modern high-efficiency intelligent lighting with integral presence and daylight dimming is supplied to the warehouse. The property benefits from electric roller shutter door access directly to the frontage, together with a kitchenette with sink unit, fridge, microwave, perimeter data cabling, carpeted floor, gas central heating, separate W.C, a 3-phase electricity supply, secure fenced and gated boundaries, and 4 parking spaces to the forecourt.

📏 Accommodation

Approximate gross internal area:

	ft ²	m ²
Warehouse	1,750	162.58

☆ Rating Assessment

We have consulted with the Valuation Office Agency and understand the ground floor has a rateable value of £9,800 and is listed as "College & Premises." Please note 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.

📄 Terms

The unit is available by way of a new Lease, at a rental of £15,000 + VAT per annum.

💧 Services

Mains three-phase 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

The property has an Energy Performance Certificate (EPC) Rating of 64 (Band C). A copy of the EPC is available online or on request.



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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.

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