

## TO LET

Trade counter unit situated on the highly-successful  
Alexandra Centre in Parkgate.

5,038 ft<sup>2</sup> (468.08 m<sup>2</sup>)

Units 21-23 The Alexandra Centre, Rail Mill Way,  
Parkgate, Rotherham, S62 6JE.



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 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. Commercial Property Rotherham has the authority to make or give any representation or warranty in relation to this property.

## LOCATION

The subject property forms part of the highly-successful Alexandra Centre retail park which is located close to Parkgate Retail World. The development has proved highly successful to a variety of trade counter operators whilst the unit is also suitable for warehouse / light industrial uses. There are a number of local retailers represented within the development, together with DFS and CSL sofa retailers situated immediately adjacent. Rotherham town centre is situated approximately 1½ miles to the south-west.

## BRIEF DESCRIPTION

Units 21-23 have recently become available on this otherwise fully occupied Estate. The unit is a mid-terrace warehouse which has been used as a trade counter for many years. The unit benefits from three roller shutter doors, providing excellent access for deliveries, a small office, separate W.C, and open-plan warehouse, together with an intruder alarm. There are 8 dedicated parking spaces immediately to the frontage.

## ACCOMMODATION

Approximate gross internal floor area:

	ft <sup>2</sup>	m <sup>2</sup>
<b>Ground Floor</b>		
Warehouse	5,038	468.08
<b>Total</b>	<b>5,038</b>	<b>468.08</b>

## RATING ASSESSMENT

We have consulted with the Valuation Office Agency and understand the property has a rateable value of £18,500 and is listed as "Warehouse & 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, gas, 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 at a rental of £36,500 per annum.

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate (EPC) Rating of 44 (Band B). 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.







