

## TO LET

Modern Industrial Unit benefiting from  
6 allocated parking spaces.

2,511 ft<sup>2</sup> (233.28 m<sup>2</sup>)

Unit 2, Central Business Park,  
Masbrough Street, Rotherham, S60 1EW.



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 occupies part of the self-contained Central Business Park development, which has excellent communications links to the motorway network, and is within two minutes walking distance from Rotherham town centre, the bus interchange, and railway station. Access to the property can be found by taking a turning off the A630 Centenary Way trunk road via the College Road roundabout, and onto College Road. Masbrough Street is the first right turning off College Road, with Central Business Park on the left hand side of Masbrough Street.

## BRIEF DESCRIPTION

The unit itself comprises a modern warehouse / workshop facility of portal frame construction under a pitched roof with translucent roof lighting. Elevations are in profiled steel cladding together with brick and block. There are modern offices at ground and first floor level, a toilet facility, and 6 allocated car parking spaces immediately to the forecourt. The unit has an approximate internal eaves height of 16 feet (4.8 m).

## ACCOMMODATION

Approximate gross internal floor area:

	ft <sup>2</sup>	m <sup>2</sup>
<b>Ground Floor</b>		
Warehouse with small office	2,252	209.22
Toilet facility.		
<b>First Floor</b>		
Office	259	24.06
<b>Total</b>	<b>2,511</b>	<b>233.28</b>

## RATING ASSESSMENT

We have consulted with the Valuation Office Agency and understand the property has a rateable value of £9,200 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 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.

## 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

We would recommend any seriously interested parties to make all enquiries with the planning department of the Local Borough Council regarding any specific use.

## TERMS

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

## SERVICE CHARGE

An estate service charge is payable, with the current rate being £1,255 per annum.

## ENERGY PERFORMANCE CERTIFICATE

The property has an Energy Performance Certificate (EPC) Rating of 86 (Band "D"). A copy of the EPC is available on request.

## VAT

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

## MONEY LAUNDERING

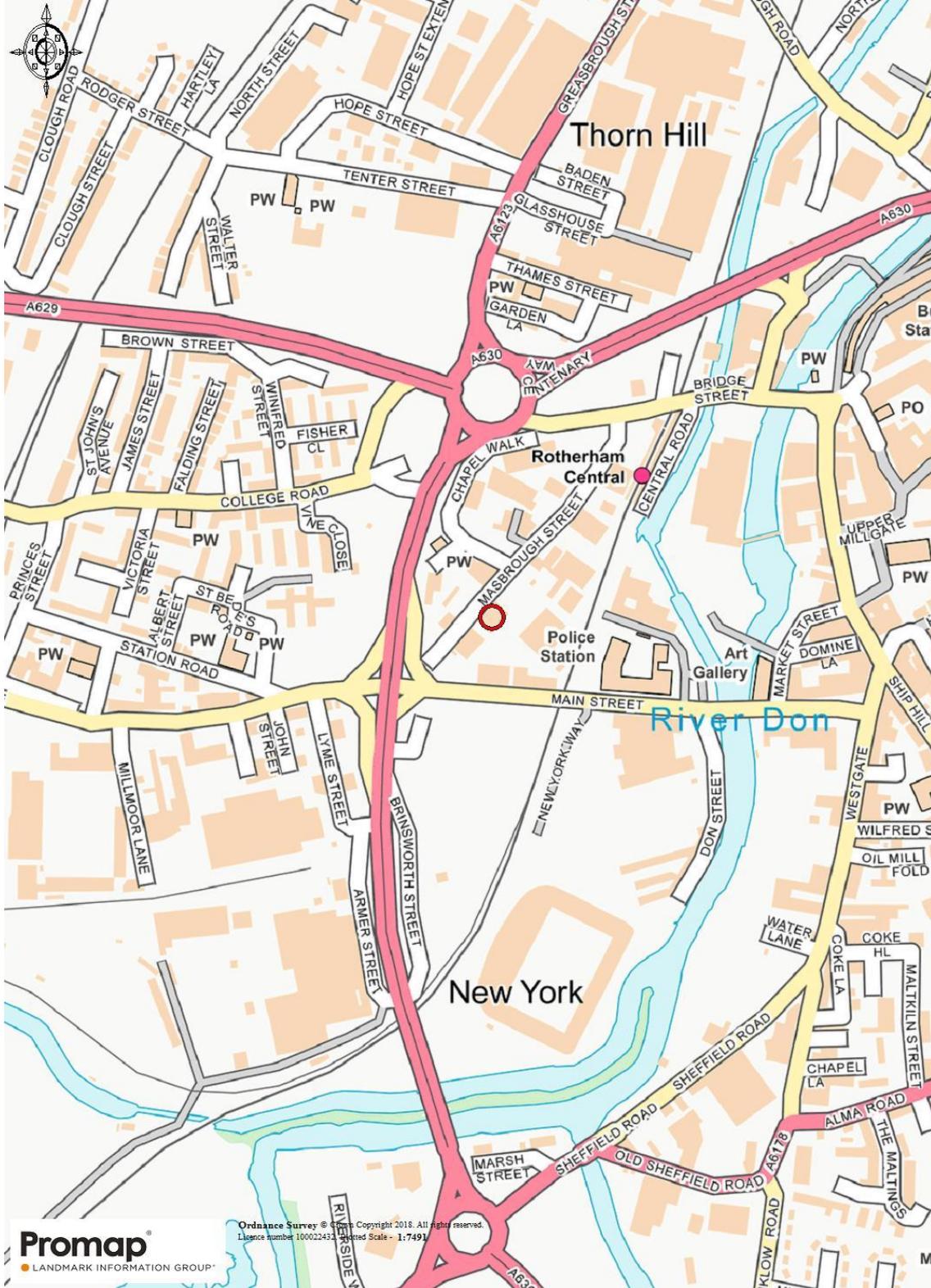
The Money Laundering Regulations currently place a legal requirement on a prospective Tenant to provide two acceptable forms of I.D.

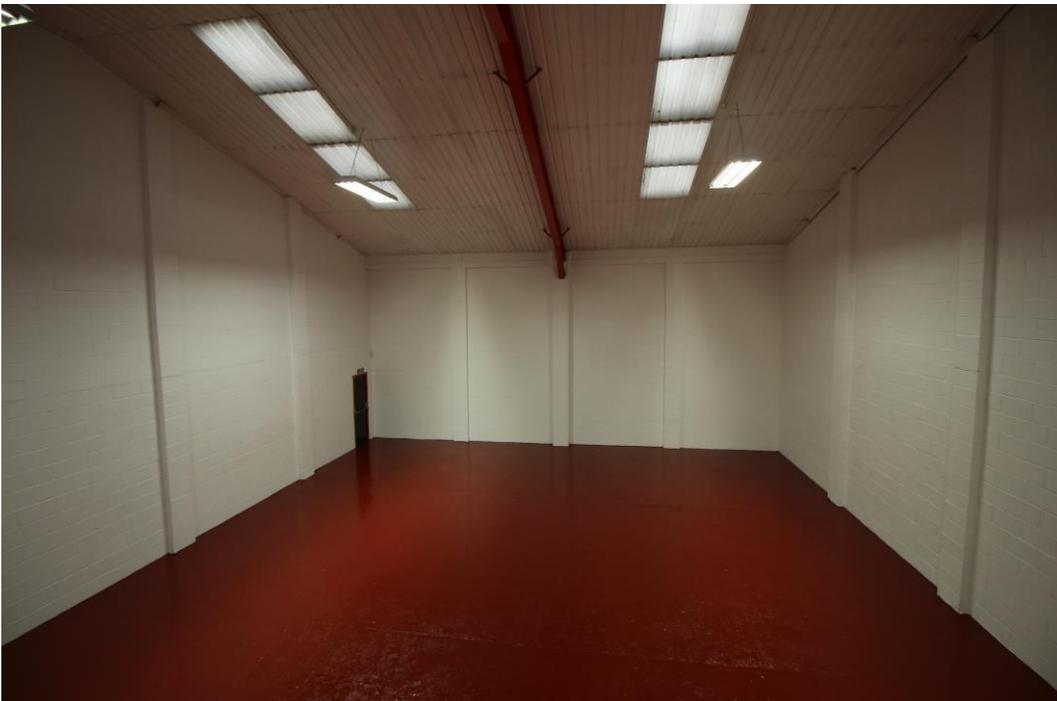
## VIEWING & FURTHER DETAILS

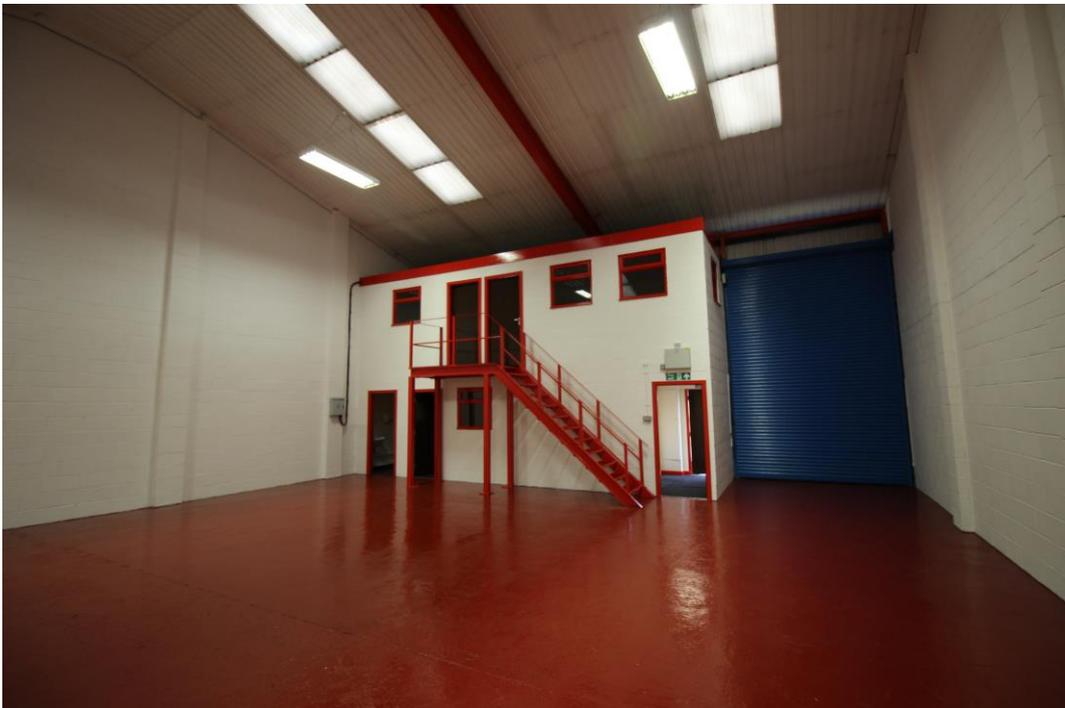
Viewing and further information is available by contacting the Sole Agent, Burgess Commercial on 01709 721706.

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







(All photo's taken prior to current occupation)