



Modern detached industrial unit located within a secure self-contained site.

Unit 7, Meadow Way, Swinton, Rotherham, S64 8AB.



TO
LET

Location

The subject property is located off Meadow Way within a long-established industrial location in Swinton, Rotherham. Meadow Way is a turning off Talbot Lane, which is accessed directly off the busy A6022 Rowms Lane. The subject unit is located on a cul-de-sac on the eastern side of Meadow Way.



Description

The development offers an excellent purpose-built modern detached industrial unit which is located within a secure, fully fenced and gated site. The unit itself has two useful offices to the frontage, accessed via a central front entrance door, whilst the warehouse benefits from a roller shutter door. There is a surfaced car park to the frontage with approximately 10 domestic vehicles. There is also a large undeveloped and unsurfaced plot of land to the rear.

Accommodation

Approximate gross internal area:

	ft ²	m ²
Warehouse	5,000	464.52
Total	5,000	464.52





☆ Rating Assessment

We have consulted with the Valuation Office Agency and understand the property has a rateable value of £15,250 and is listed as “Warehouse & 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.

📋 Planning

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

💧 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 in to any legal or financial commitment.

📄 Terms

The unit is available by way of a new Lease at a rental of £25,000 per annum.

🌿 Energy Performance Certificate

A copy of the EPC is available online or on request.



01709 721706

commercialpropertyrotherham.co.uk

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.

Director: N.A.Keally BSc (Hons) MRICS

Commercial Property Rotherham is a trading name of Burgess Commercial Ltd.

Registered Office Address: The Old Grammar School, 13 Moorgate Road, Rotherham, S60 2EN.

Registered in England: Company Registration Number: 06713512. VAT Number: 941 0499 27.



RICS

the mark of
property
professionalism
worldwide