

TO LET

CPR COMMERCIAL
PROPERTY
ROTHERHAM

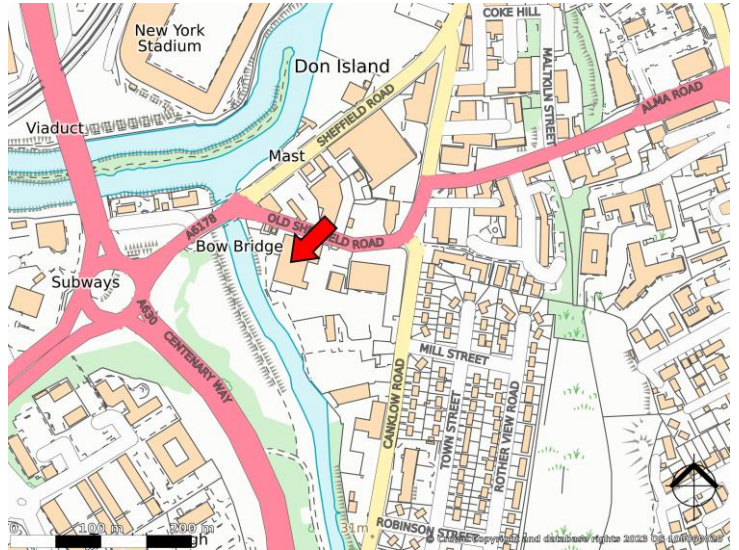


Industrial premises with large secure
yard & car park.

Unit 1, Town Mills, Canklow Road, Rotherham, S60 2JG.

Location

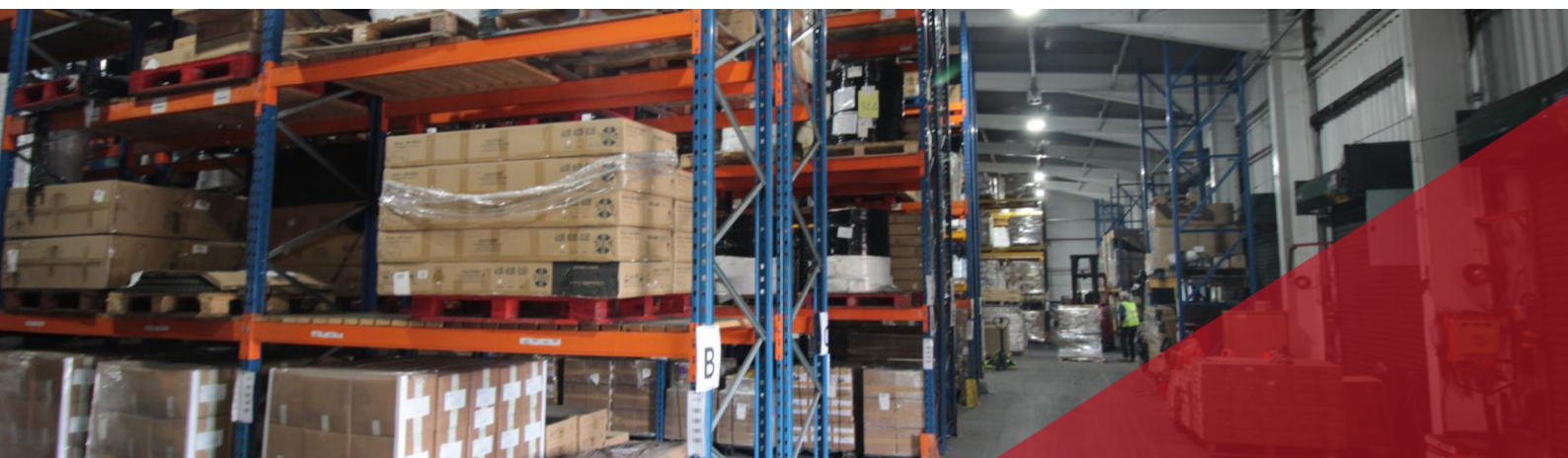
Town Mills is located on the fringe of Rotherham town centre and immediately adjacent to the A630 Centenary Way which is the main trunk road leading into the town from the M1 motorway. The development therefore enjoys excellent communications links with 3 motorway junctions accessible within 5 miles. There are also good transport links around the town and to the centre of Sheffield, Barnsley and Doncaster are all easily accessible.



Description

Unit 1 comprises of a modern industrial warehouse / manufacturing facility with excellent access in the form of electric level loading delivery bays. A minimum 5.0m (16'5) internal eaves height is also available, together with a very large electricity supply. The unit benefits from a large external forecourt parking and yard areas which are secured with fencing and entrance gates. The Estate benefits from CCTV and there are two points of vehicular access, one via Old Sheffield Road and one from Canklow Road.

Demise	ft ²	m ²
Main warehouse	13,906	1,291.91
Rear warehouse extension	3,013	279.92
Offices	1,400	130.07
Total	18,319	1,701.89









— 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

The property is suitable for storage and distribution or alternatively for light manufacturing.

— 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 in to any legal or financial commitment.

— Energy Performance Certificate

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

— Terms

The property is available by way of assignment, with the current rent passing being £95,000 + VAT per annum.



For further information please contact:

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commercialpropertyrotherham.com



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

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