

FOR SALE

CPR COMMERCIAL
PROPERTY
ROTHERHAM

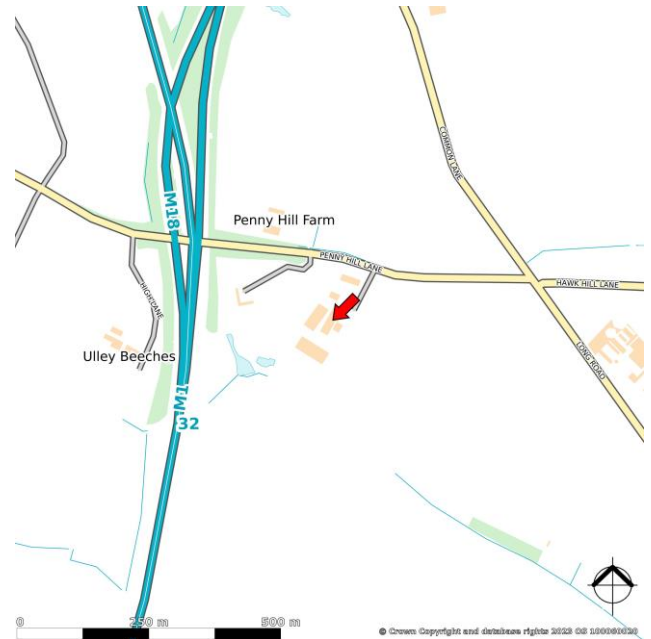


Attractive, well-maintained industrial investment comprising of 19 light industrial units plus storage containers.

West Midlands Sectional Business Park, Penny Hill Lane,
Brampton en le Morthen, Rotherham, S66 9BQ.

📍 Location

The development is located on the West Midlands Sectional Business Park just off Penny Hill Lane in Brampton en le Morthen. The Estate enjoys convenient access to J.31 of the M1 motorway, which can be accessed within a 5-minute drive via Long Road, onto the B6463 Todwick Road and the A57.



📄 Description

West Midlands Sectional Business Park comprises of an immaculately, well-maintained self-contained business park which comprises of 19 light industrial units, over 100 steel containers, land, and an entrance reception office. The Estate enjoys secure barrier entrance, Estate CCTV, and LED lighting. Most units have been modernised to provide LED lighting, with mezzanine stores.

📄 Accommodation

A Tenancy Schedule is available on request.









— Rating Assessment

Each unit is assessed for business rates. All Tenants are responsible for any 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.

— Tenancy Schedule

The current gross annual rental income is £353,000. Our opinion of the ERV is £490,000.

— Services

Mains electricity and water are understood to be supplied and connected. Drainage is via septic tanks. 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

Each light industrial unit has an EPC Rating ranging from Band B to Band C.

— Tenure

The Estate is held freehold.

— Price

Offers invited.



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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