

TO LET

CPR

COMMERCIAL
PROPERTY
ROTHERHAM



Modern industrial unit with the availability of a mezzanine if required.

Unit 4, West Midlands Sectional Business Park, Penny Hill Lane, Brampton en le Morthen, Rotherham, S66 9BQ.

📍 Location

The subject property is located on the West Midlands Sectional Business Park just off Penny Hill Lane in Brampton en le Morthen, Rotherham. 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

Unit 4 has recently become available on an otherwise fully let and highly successful business park which benefits from Estate CCTV and a secure barrier entrance. The subject unit comprises of a modern warehouse with LED lighting, large electric roller shutter door, together with a substantial mezzanine which can be removed if not required. There are rear individual offices and stores, a kitchenette and toilet facilities together with further toilet facilities on the mezzanine.

Demise	ft ²	m ²
Ground floor	3,920	364.18
Mezzanine	2,473	229.75
Total	6,393	593.00







— Rating Assessment

We have consulted the Valuation Office Agency and understand that the whole building has a rateable value of £16,750, listed as “Warehouse & Premises”. Please note that 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.

— 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

The property has an Energy Performance Certificate (EPC) Rating of 75 (Band C). A copy of the EPC is available online or on request.

— Terms

The property is available by way of a new Lease at a rental of £30,000 per annum. VAT is not levied on rental.



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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