



Swinton Bridge Industrial Estate

White Lea Road, Swinton S64 8BH

- NO VAT APPLICABLE
- INCLUDES WELFARE BLOCK
- ELECTRIC ROLLER SHUTTER
 - SITE CCTV
 - EPC RATING C
- MODERN INDUSTRIAL UNIT
- VALID ELECTRIC CERTIFICATE
 - GATED SITE ACCESS
 - GREAT LOCATION

Asking Price £195,000 Freehold





INDUSTRIAL UNIT

Internally 2052 sq ft - Height of building 22.10 feet (6.96 meter)

There is plenty of height to add a mezzanine floor inside the unit if desired. The roof contains an element of clear polycarbonate to allow natural light, electric roller shutter door with an estimated height of 5 meters, fire alarm and LED lighting throughout and electric sockets. Has a valid 5 year Electric Certificate with three phase supply. Internal viewing highly recommended.

WELFARE UNIT

16'4" x 6'6"

Set within the unit is this enclosed unit comprising of WC, kitchen and office area.

UTILITY SERVICES

Utility bills are paid monthly on one invoice which includes Water, Electric and Drainage. The current tenants bills are between £100 to £130 per month..

SERVICE CHARGES & RATES

The annual service charge is payable each January and is currently £1136 plus vat and includes automatic security gates to the site, CCTV and general site cleaning.

The unit falls within the small business rates relief with RMBC, the occupier should confirm this and apply direct to the council.

CURRENT TENANT INFORMATION

Currently tenanted to the same company for the past 5 years and willing to enter into a new 3 year lease or alternatively move out to make way for a new owner, subject to legal notice.

MEASUREMENTS

Prospective purchasers attention is drawn to the fact that measurements quoted in these particulars are approximate overall sizes only. They should not be relied upon for any carpet measurements.

VIEWINGS

By appointment only with Churchills call 01709 582880 or email info@churchillsestateagents.com.

IMPORTANT INFORMATION

All information and measurements have been provided by the current owner and no liability is taken by Churchills for their accuracy.

WATER SUPPLIER AND SEWERAGE

Water and sewerage services are supplied by Mains Supplier

UTILITY SUPPLIER



Electricity is supplied by Mains Supplier.



Local Authority Rotherham
Council Tax Band Exempt
EPC Rating

Churchills Sales Office

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.