

# TO LET.



*Industrial / Warehouse Premises— 6,052 sq ft on a Site of 0.78 Acres.*  
**Unit 5, Wortley Road, Rotherham, South Yorkshire, S61 1LZ.**



## Location.

The premises are located on Wortley Road, which is easily accessed from Old Wortley Road which provides access on to the A630 Centenary Way, the main ring road through Rotherham.

Junction 34 of the M1 Motorway is easily accessible and Rotherham Town Centre is approximately 2 miles to the West. The surrounding area is an established commercial location, home to a variety of occupiers including Arc Fabrication and Hydra Mining Tools.

## Description.

The property comprises of a detached unit of steel portal frame construction with clad elevations finished to a specification to include the following:-

- 6.76 metre eaves.
- Two full height roller shutter loading doors.
- Fitted office accommodation.
- High bay lighting.
- Two gas heaters.
- W/Cs.
- Secure site with perimeter fencing.

## Accommodation.

From the measurements provided, we understand that the property has the following gross internal floor area:-

| Description          | Sq M       | Sq Ft        |
|----------------------|------------|--------------|
| Warehouse            | 484        | 5,210        |
| Ground Floor Offices | 78         | 842          |
| <b>Total</b>         | <b>562</b> | <b>6,052</b> |

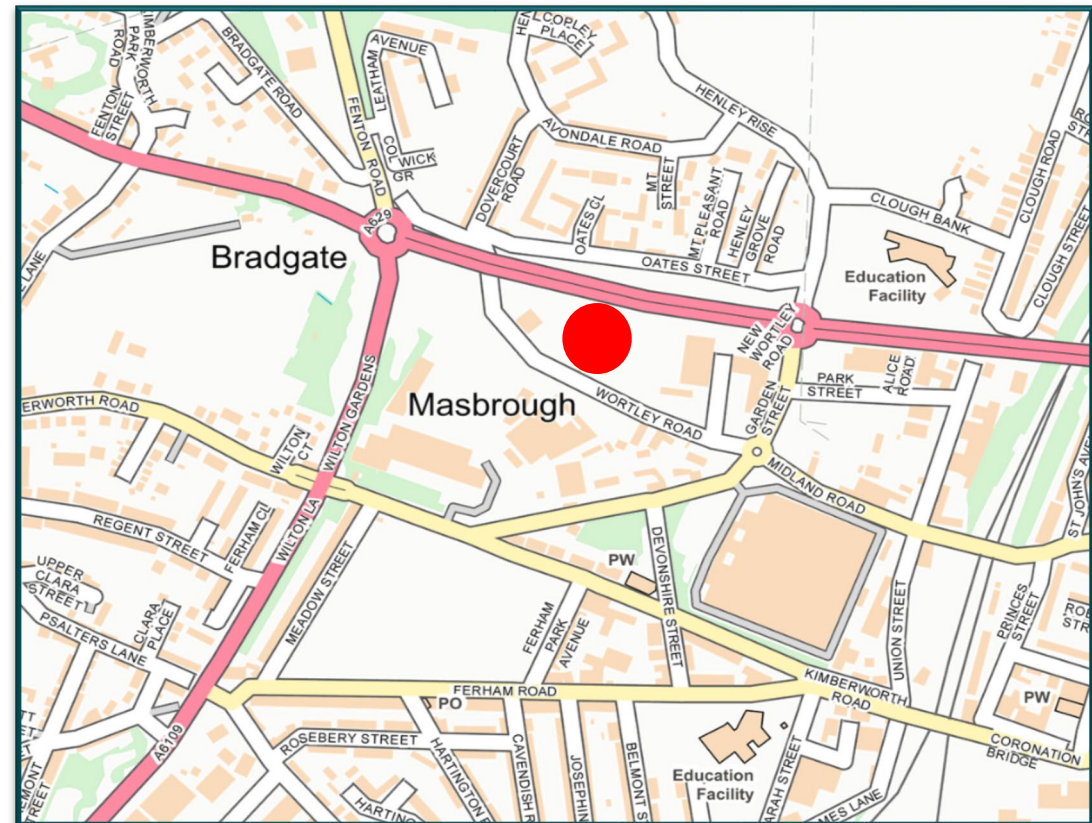
On a site of 0.78 acres.

## Terms.

The accommodation is available to let by way of a new lease on terms to be agreed.

## Rent.

The quoting rent is £37,500 per annum exclusive.



**Subject to Contract.**

## Rateable Value.

The property has a Rateable Value of £19,750.

The rates payable for 2021/22 are 49.9p in the £.

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

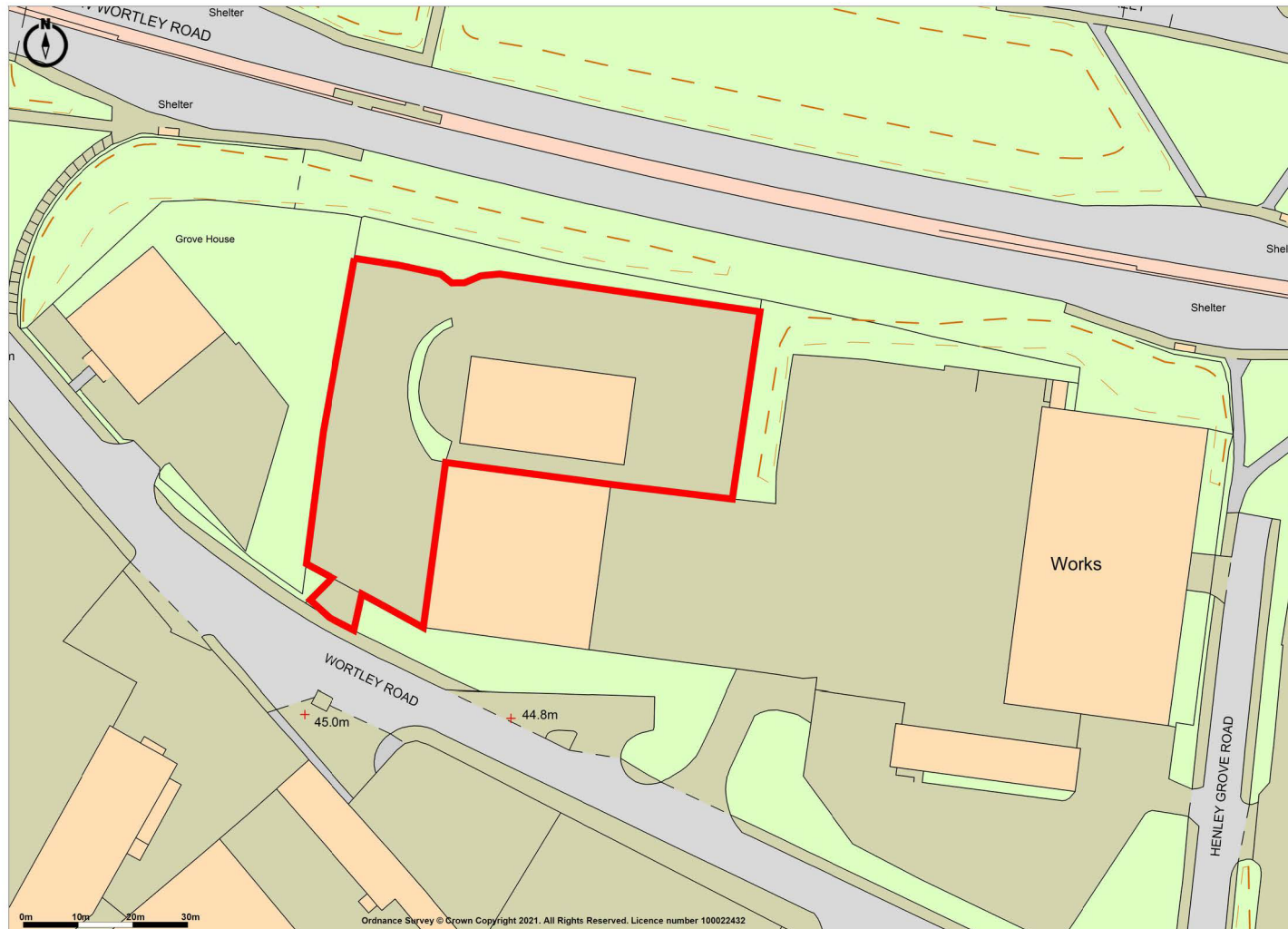
## Energy Performance Certificate (EPC).

The property has an energy performance assessment rating of D78.

## VAT.

All figures quoted are subject to VAT at the prevailing rate where applicable. .







# Contact.



For further information, or to arrange a viewing, please contact joint agents Knight Frank and Carter Towler.

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Particulars dated June 2021. Photographs dated June 2021.

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