

# TO LET.

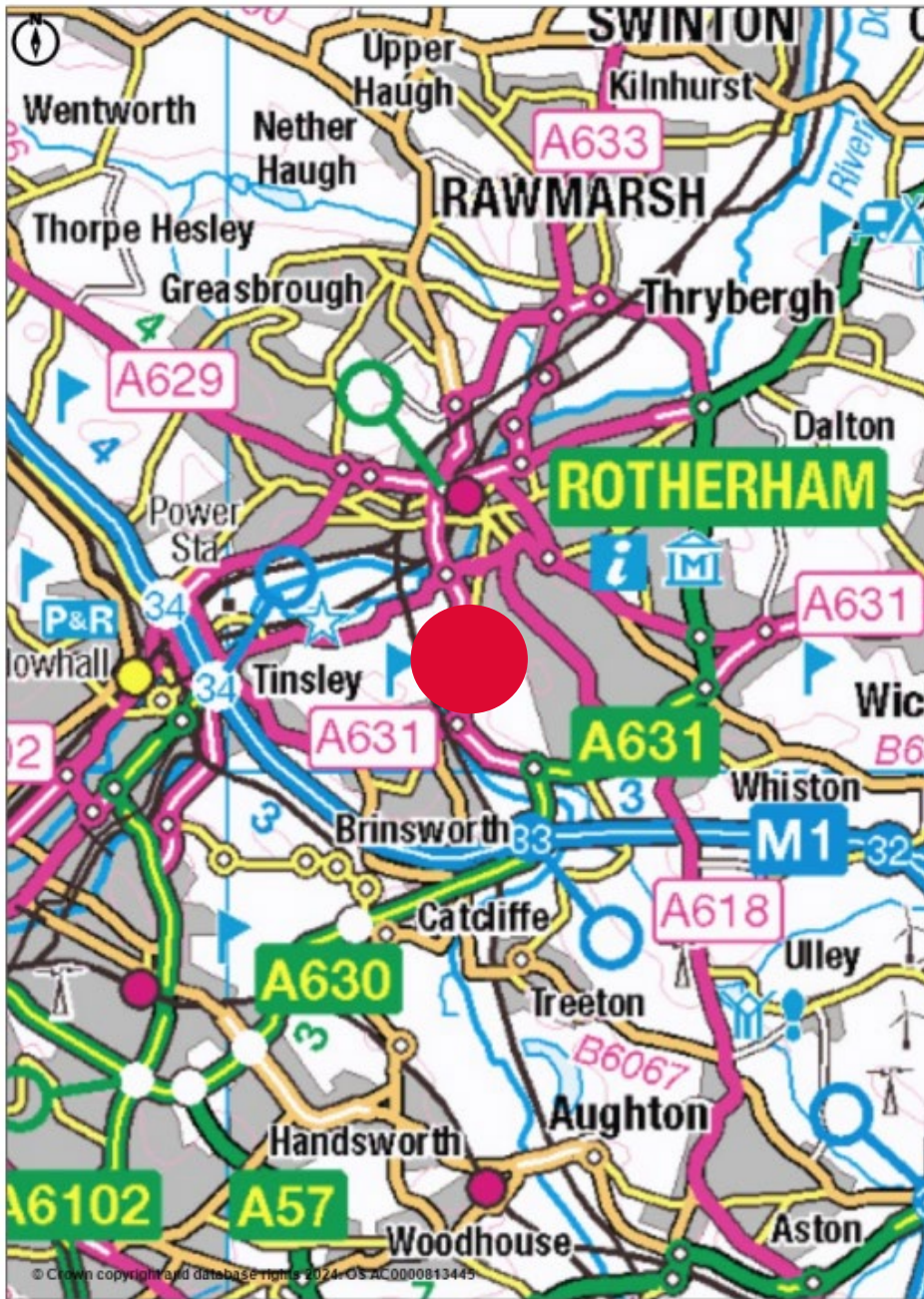
*New detached industrial / warehouse units with fantastic links to J34 M1.*



**Units 4 & 5 Phoenix Riverside, Rotherham, S60 1FL.**

*2 new industrial / warehouse units extending to 5,645 sq ft and 5,740 sq ft – Available immediately.*





## Location.

The available premises are located in Rotherham on the modern business park development of Phoenix Riverside. The site is approximately five miles north east of Sheffield. It benefits from excellent transport links as the M1 Junction 34 is approximately 2 miles away and 1 mile from Rotherham town centre.

## Description.

This available accommodation comprises two new modern detached industrial shell spec warehouses. Externally the units are set within landscaped grounds and benefit from a good sized shared car park / yard area.

The units are finished to a high specification to include the following:

- 6.0m eaves
- W/C
- Good sized shared loading / car parking area with approx. 11 marked spaces per unit
- Full height roller shutter loading door
- 3 EV charging points per unit

## Accommodation.

We understand that the property has the following Gross Internal Floor Area (GIA):-

Description	Sq M	Sq Ft
Unit 4	533.26	5,740
Unit 5	524.44	5,645
<b>Total</b>	<b>1,057.7</b>	<b>11,385</b>

## Quoting Rent.

The quoting rent is available upon application.

## Terms.

The accommodation is available to let by way of a new Full Repairing and Insuring (FRI) Lease on terms to be agreed.

## Service Charge.

A service charge is payable to cover the maintenance and upkeep of the common areas of the estate.

## Rateable Value.

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

## EPC.

The properties both have an Energy Performance Certificate (EPC) rating of B43.

## Due Diligence.

Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

## VAT.

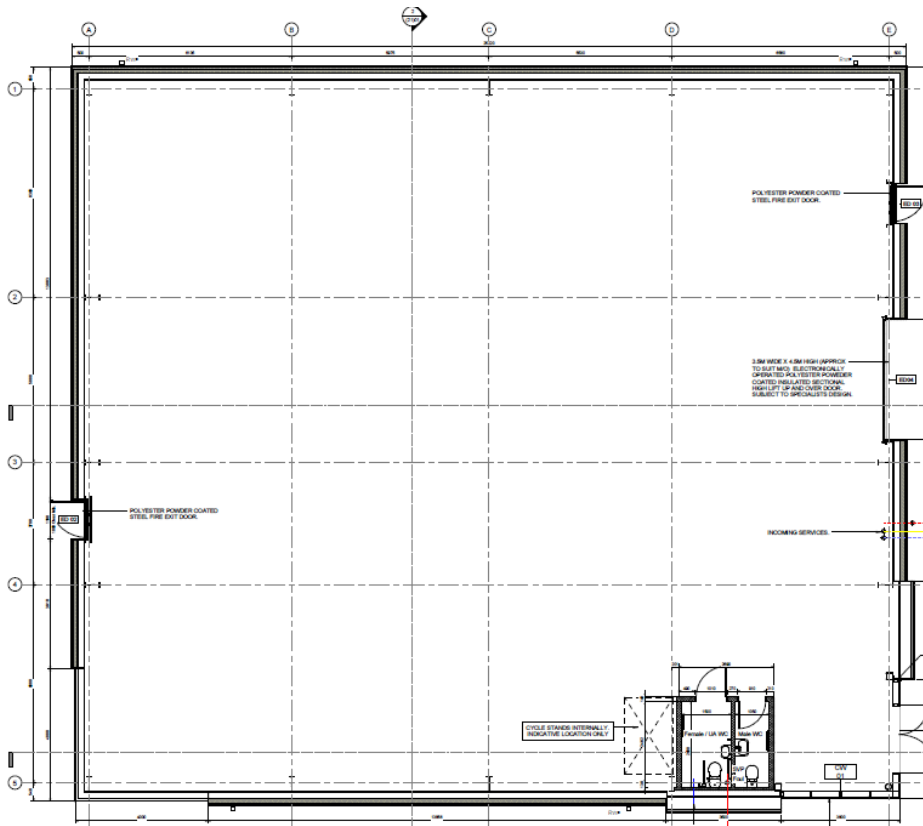
All figures quoted are subject to VAT at the prevailing rate where applicable.

## Costs.

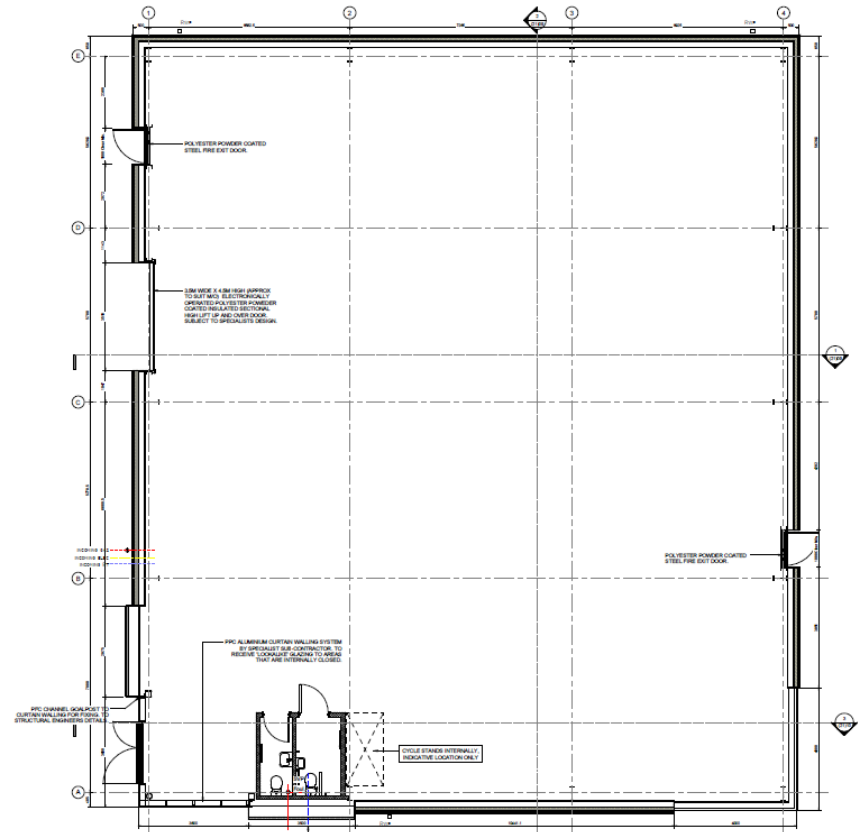
Each party is to be responsible for their own legal costs incurred in any transaction.







**Unit 4**



**Unit 5**



# Contact.

For further information, or to arrange a viewing, please contact Knight Frank or Joint agents CPP :

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Particulars dated April 24. Photographs dated March 2023.

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