

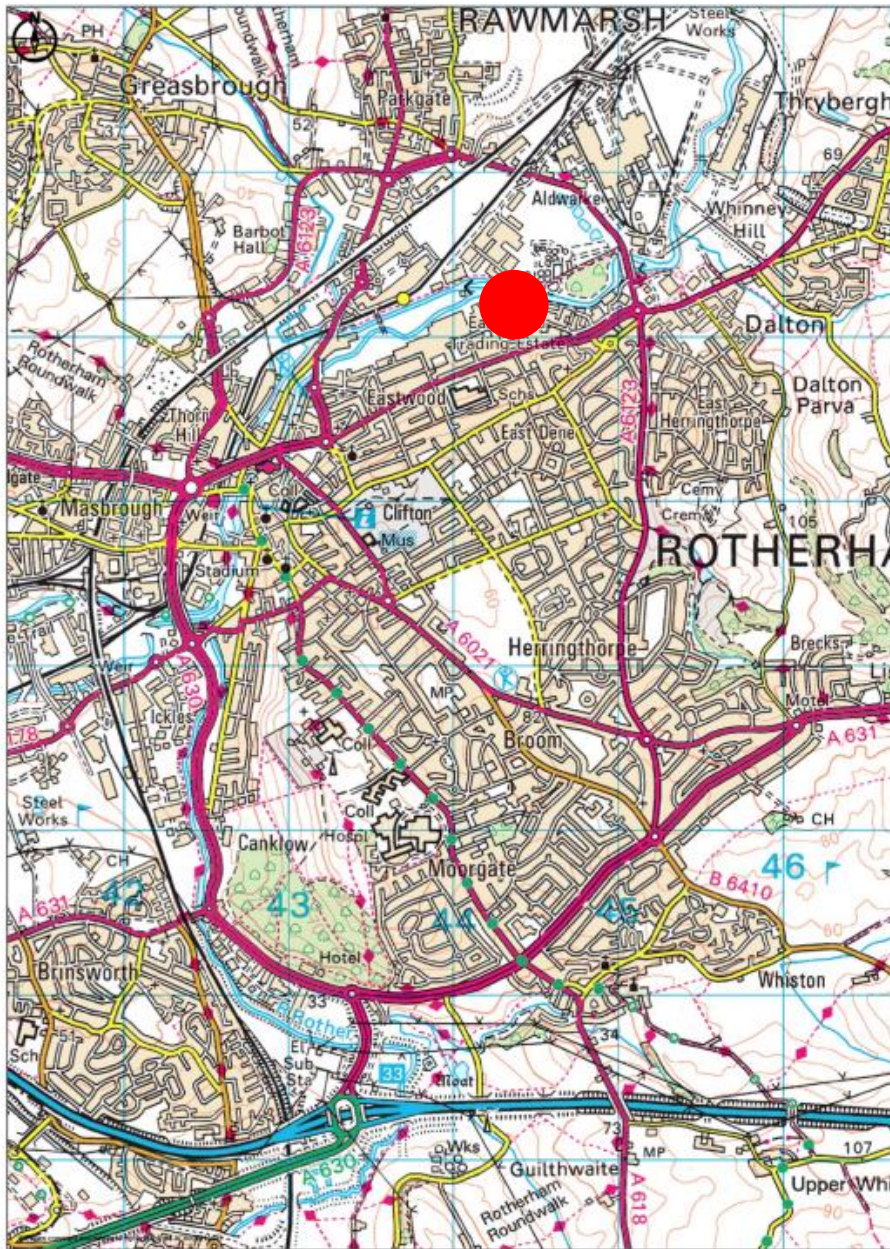
To Let.

Industrial / Warehouse unit on established estate.



Units A3 & A4 Chesterton Road, Eastwood Trading Estate, Rotherham, S65 1SU.

Industrial / Warehouse Unit in Established Location – 11,721 sq. ft



Location.

The premises are located on Chesterton Road, forming part of the established Eastwood Trading Estate. Chesterton Road provides access to Fitzwilliam Road (A630) the main arterial route through Rotherham providing easy access to Rotherham Town Centre. Both Junction 33 and 34 of the M1 Motorway are situated approximately 3 miles away.

Description.

The available premises comprise an end-terrace industrial / warehouse unit of steel portal frame construction finished to a modern specification to include the following:

- 6.5 metre eaves height.
- Two full height roller shutter loading doors.
- LED lighting throughout.
- Three phase 60kva electricity supply.
- W/C and kitchenette facilities.
- Fitted office accommodation.
- Good sized service yard and car parking provisions

Accommodation.

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

Description	Sq M	Sq Ft
Warehouse and GF Office	1,006	10,823
FF Offices	83	898
Total	1,089	11,721

Quoting Rent.

The quoting rent is £6 per sqft per annum

Terms.

The accommodation is available to let by way of a new Full Repairing and Insuring 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.

The property has a Rateable Value of £39,000.

Rates payable for 2024 / 2025 are 49.9p in the £

Interested parties are advised to make their own enquiries with the rating department to verify rates payable.

EPC.

The property has an Energy Performance Certificate (EPC) rating of D(79).

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.

Contact.



For further information, or to arrange a viewing, please contact sole agents Knight Frank:.

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Particulars dated May 2024. Photographs dated May 2024.

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