

TO LET.

Modern Industrial / Warehouse Unit - Available To Let.



Unit 31, 31 East, Kingfisher Way, Dinnington, Rotherham, S25 3AF.

Industrial warehouse extending to 5,704 Sq Ft (529.95 Sq M).

Location.

31 East fronts on to Todwick Road within the Dinnington area of Rotherham, approximately 2.5 miles East of Junction 31 of the M1 Motorway. Junction 31 of the M1 provides access to the site via the A57 Worksop Road.

The site is well located to benefit from excellent access to the South Yorkshire region, as well as easy access to North East Derbyshire, East Midlands and North Nottinghamshire.

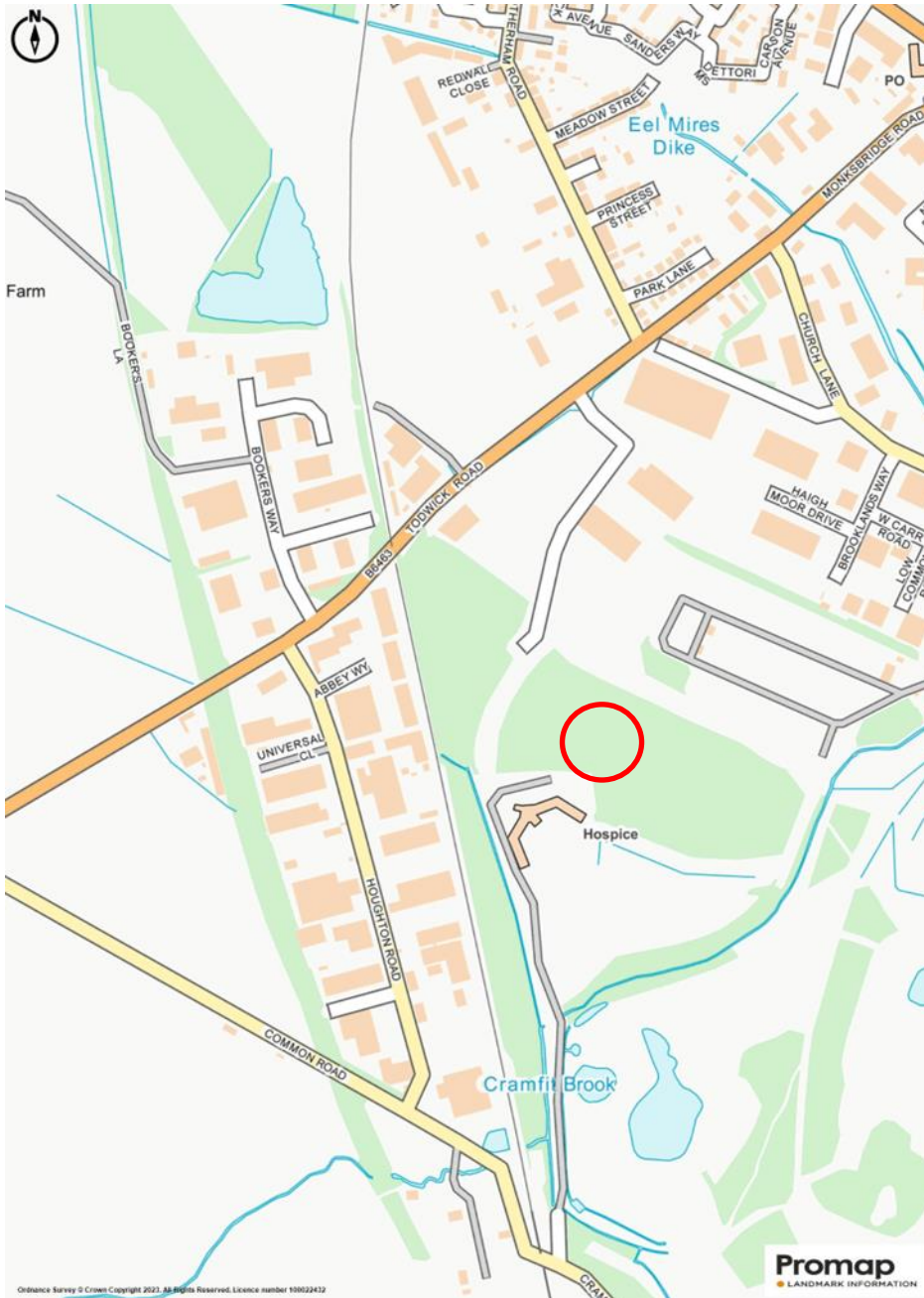
Description.

This available accommodation comprises a modern mid terraced industrial unit with two storey offices and staff facilities.

The property is of steel portal frame construction, with steel profile clad elevations finished to a specification including:

- Good quality fitted office accommodation, arranged over two floors
- Staff facilities and WC's
- EV Car charging point
- LED lighting to warehouse
- Full height roller shutter loading door
- Fibre optic availability
- Three phase power
- 35kn/m2 floor loading area
- Connections to all mains services

Externally the premises have a good sized shared loading area and car parking.



Accommodation.

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

Description	Sq M	Sq Ft
Warehouse	387.86	4,175
GF Office	71.63	771
First floor office	70.46	758
Total	529.95	5,704

Quoting Rent.

The quoting rent is £7.25 psf pax

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 property has an Energy Performance Certificate (EPC) rating of B27.

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 24. Photographs dated June 2023.

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