

TO LET.

Modern industrial warehouse / business unit on established estate.



Unit 5b Merchant Workspace, Adwick Park, Manvers, Rotherham, S63 5AB.

Modern hybrid industrial / warehouse unit extending to 6,994sq ft.

Location.

The property is situated at the established Merchant Workspace estate at Adwick Park, with immediate access off Manvers Way which leads directly to the Dearne Valley Parkway.

The property is located approximately 8 miles from Junction 36 of the M1, providing good onward connectivity to the remainder of the region

Description.

This available accommodation comprises a modern end terraced hybrid industrial warehouse with offices and staff facilities. Externally the property benefits from a shared car park and loading area.

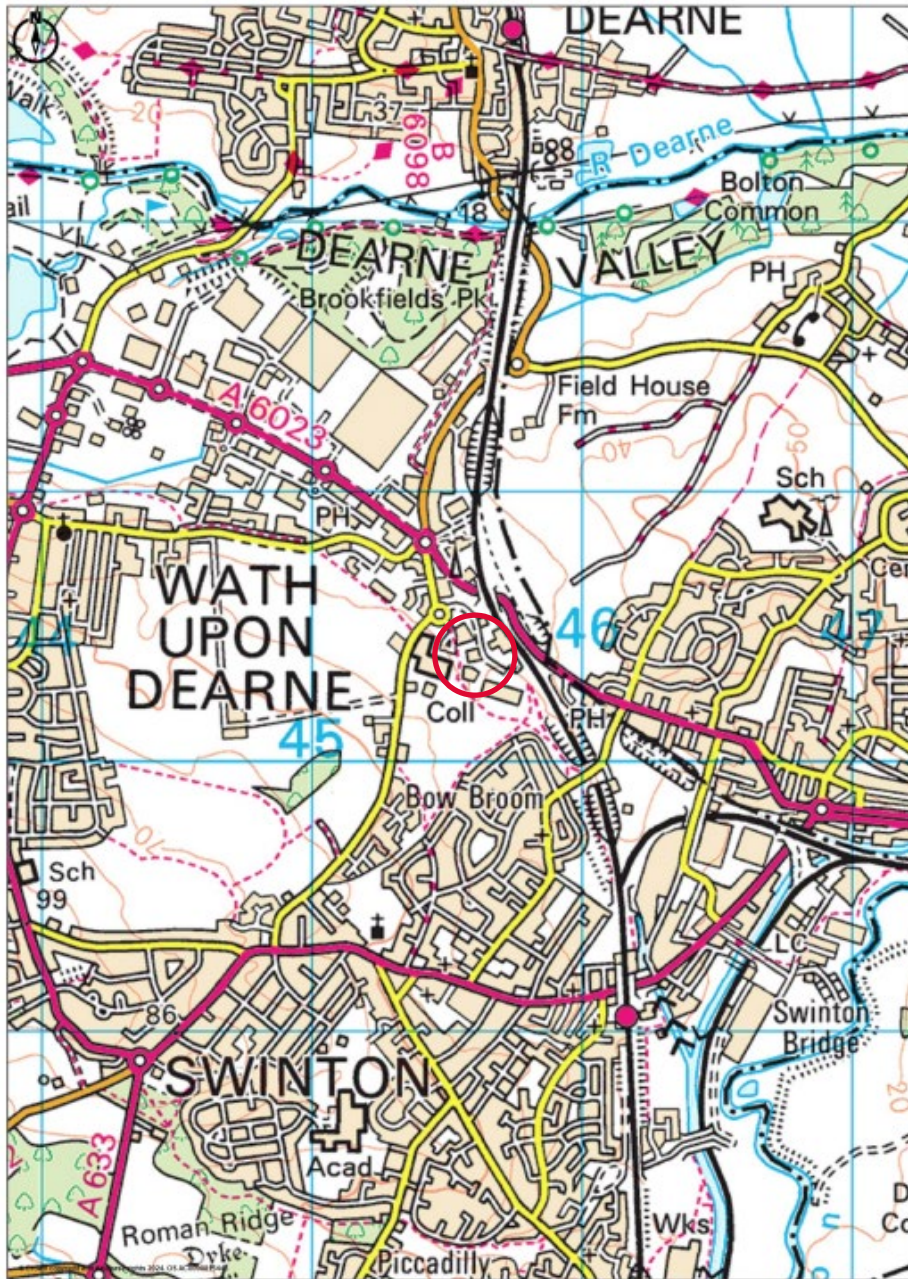
The property is finished to a high specification to include the following:

Warehouse

- End terraced unit with profile clad elevations
- 5.61m clear working height
- Staff facilities and WC's
- Full height up and over loading door
- Connections to all mains services
- LED lights

First floor office

- Floor level trunking
- Staff facilities and WC's
- Open plan offices
- Passenger lift access
- Suspended ceilings
- Wall mounted gas radiators



Accommodation.

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

Description	Sq M	Sq Ft
Warehouse	379.15	4,081
First floor offices	243.70	2,623
Total	622.85	6,704

Quoting Rent.

The quoting rent is £8 per sq ft per annum exclusive.

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.

The property has a rateable value of £27,250.

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 C51.

Due Diligence.

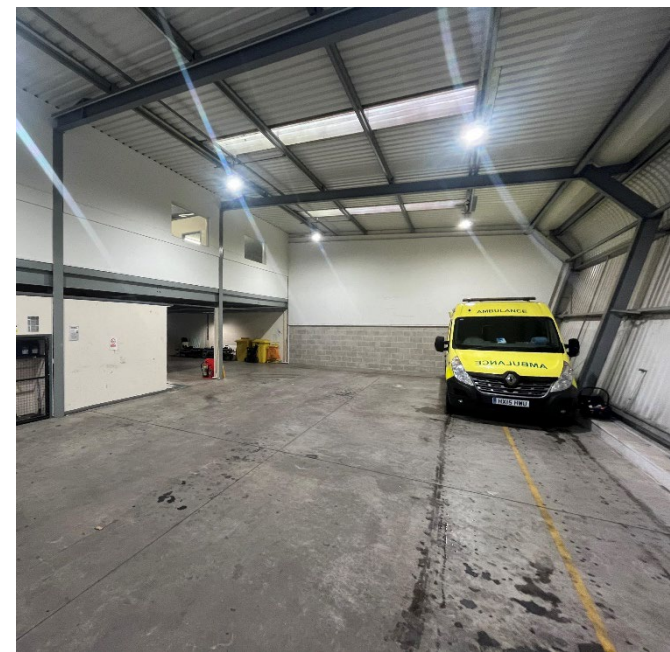
Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

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 April 2024. Photographs dated March 2024.

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