

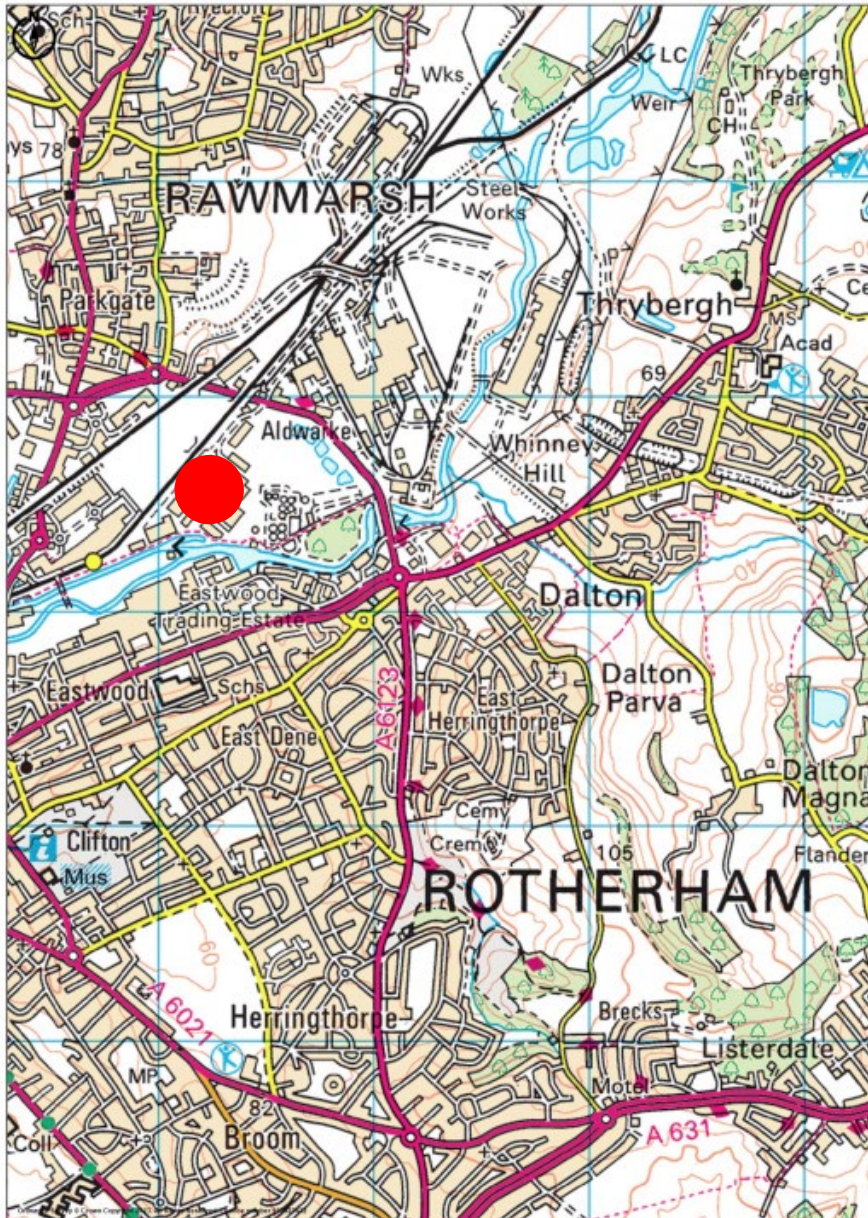
To Let.

Modern Industrial / warehouse units on established estate.



Modern Industrial Warehouse Units – 10,375 – 32,704 Sq Ft

Unit 46, 47 & 48 Aldwarke Wharf Business Park, Waddington Way, Aldwarke, Rotherham, S65 3SH.



Location.

The accommodation is well located forming part of Aldwarke Wharf Business Park within the Aldwarke area of Rotherham.

The site benefits from easy access to the A630 (Fitzwilliam Road). The A630 provides direct access through Rotherham and out to the M1 at Junction 33 and 34. Junction 1 of the M18 is also easily accessible.

Other occupiers on the estate include Minster, Wolf Components and Candlelight.

Description.

The available accommodation comprises three Modern Mid terraced units, finished to a specification to include the following:

- Eaves height of 7.94 m (6.5 m to the Haunch)
- Full height loading door
- Fitted office over two floors
- Connection to three phase electricity
- Connection to gas
- Kitchenette and WCs facilities
- Shared loading / car parking area
- Lighting to the warehouse
- Unit 47 has a 10T crane

The units are available individually or can be combined.

Accommodation.

The property extends to the following Gross Internal Floor Area (GIA):-

Description	Sq M	Sq Ft
Unit 46	963.89	10,375
Unit 47	1,029.87	11,077
Unit 48	1,045.33	11,252
Total	3,039.09	32,704

Quoting Rent.

The quoting rent is £6.00 per sq ft per annum exc

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.

Costs.

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

Rateable Value.

The properties have a Rateable Value of

Unit 46 - £44,000
Unit 47 - £48,250
Unit 48 - £49,500

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

Occupiers may qualify for small rates business relief.

EPC.

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

Unit 46 – C(61).
Unit 47 – C(64).
Unit 48 - C(64).

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.

Contact.

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

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Particulars dated September 2023. Photographs dated September 2023.

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