

To Let – Available Now



Various Modern Industrial / Warehouse Units – 656 – 16,020 sq ft
Block A & J Aven Industrial Estate, Tickhill Road Maltby, Rotherham, S66 7QR.

Location.

Aven Industrial Estate is a traditional industrial location, home to a variety of regional and national industrial, warehouse and office occupiers with the benefit of 24/7 access and security.

Aven is close to the major North-Eastern motorway networks, ideally located and conveniently fronts on to the A631 Tickhill Road, approximately 1 mile east of Maltby Town Centre. The A631 provides direct access to Junction 1 of the M18, which is approximately 3.5 miles to the west, which in turn gives access to both the

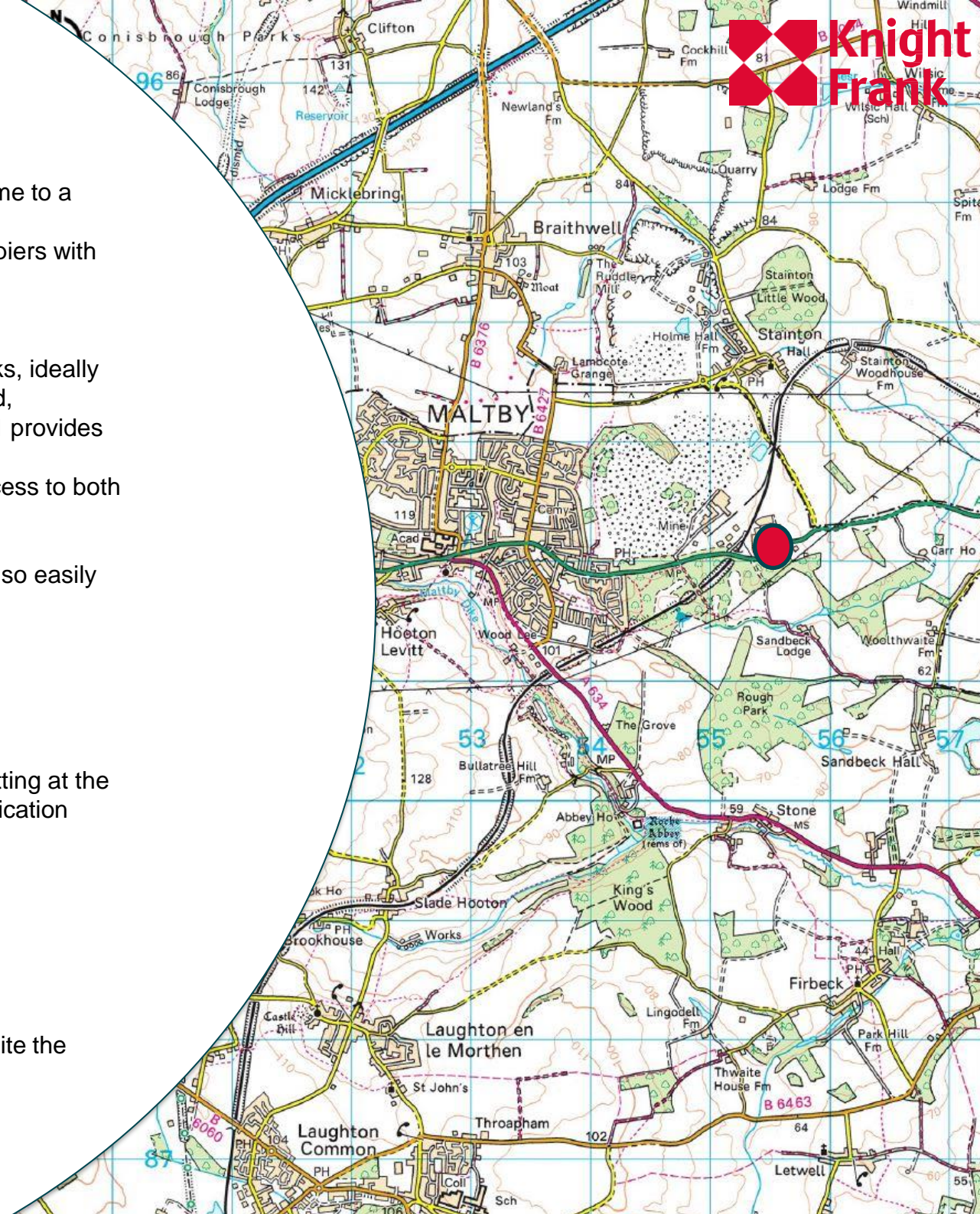
A1 and M1. Rotherham and Doncaster Town Centres are also easily accessible from Aven Industrial Estate.

Description.

The available premises comprise three mid terraced unit sitting at the rear end of the property. To which have the following specification

- ❖ Fully Refurbished
- ❖ 3 Phase power
- ❖ Secure security and gated access entrance
- ❖ Full height rolling shutter door
- ❖ WCs fitted

Externally the property has parking spaces available opposite the units.



Accommodation.

From the measurements taken on site the premises provides the following Gross Internal Areas (GIA):

Description	Sq M	Sq Ft	Rent (psf pa)
A5	503.53	5,420	£5
A15	543.46	5,850	£5
A17	1,040.48	11,200	£5
A18	588.05	6,330	£5
B2	208.93	2,249	£6.50
B7	208.93	2,249	£6.50
B22	60.94	656	£8.50
J2B	238.29	2,565	£6.00

Availability.

The units are available to let on new leases directly from the landlord on terms to be agreed.

Terms.

The units are available by way of new leases directly from the landlord on terms to be agreed.

Rateable Value.



The premises has a mixed rateable value, rates can be found on the Valuation Office Agency's website

Rates payable as of 2021/2 are 49.9p into the £.

Legal Costs.

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

Due Diligence.

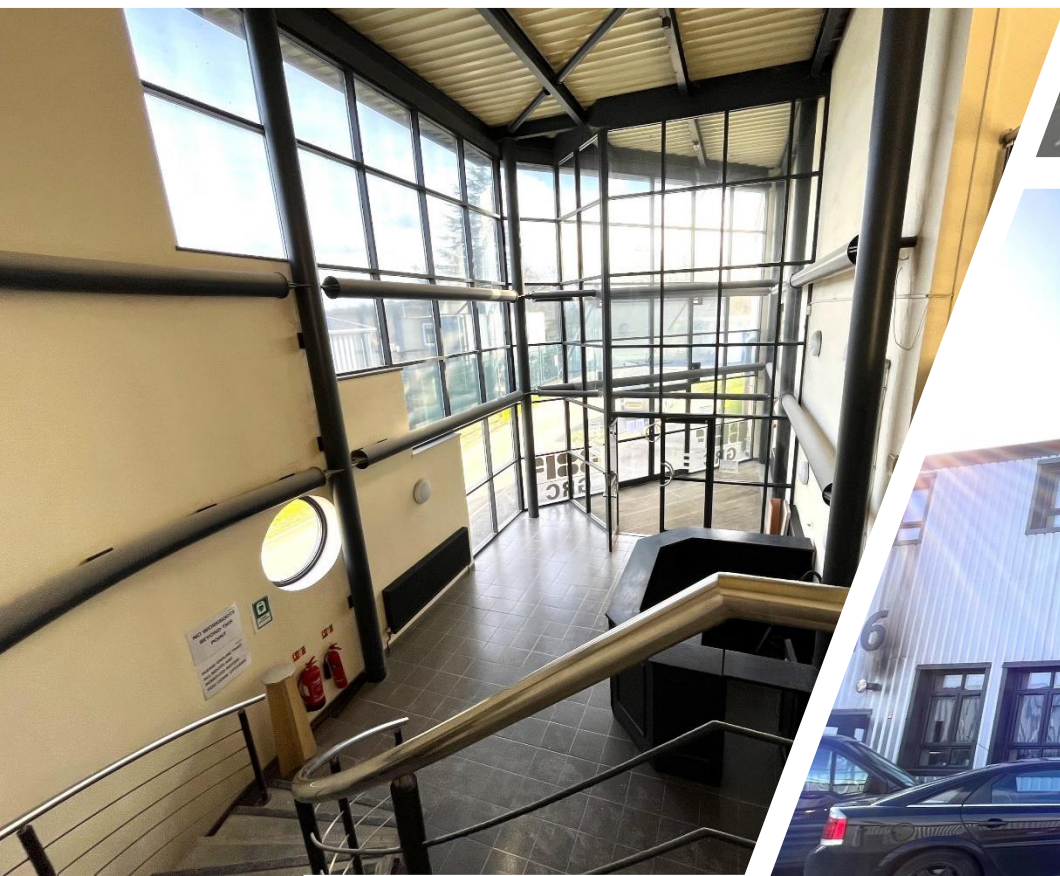
Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

VAT.

All figures quoted re exclusive of VAT at the prevailing rate, where applicable.

Service Charge.

There will be a service charge payable to contribute to the overall maintenance of the common areas within the estate.



Contact.



For further information, or to arrange a viewing, please contact joint agents Knight Frank or Eddisons.

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