



SMC  
Brownill  
Vickers

To Let

Land for external storage in Kilnhurst area of South Yorkshire

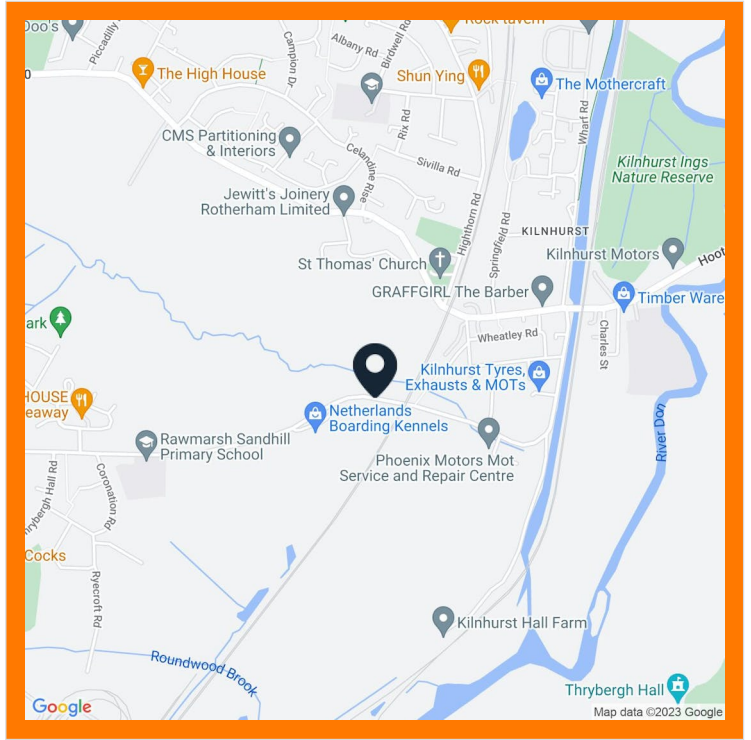
Rent on Application

Land To The Rear Of Brickworks, Kilnhurst Road,  
Kilnhurst, Mexborough, S64 5TL

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[smcbrownillvickers.com](https://smcbrownillvickers.com)

- Commercial land suitable for a variety of business uses (stp)
- Unsurfaced land - suitable incentives will be provided for the right tenant / use
- Located in the Kilnhurst area of South Yorkshire
- Available on a new lease (outside the 1954 Act)



## Description

The available land is within a secure site on a mainly level site which has previously been used for industrial / storage purposes. The site could be suitable for a variety of land storage purposes although is likely to need some upgrading depending on use. Access is via Kilnhurst Road. No services are connected to the site.

## Location

The property is located on Kilnhurst Road in the Kilnhurst / Rawmarsh area of South Yorkshire. The property is situated within a mixed area with industrial and residential uses as well green spaces. The property is close to Collier Brook and a railway line.

## Services

Please note, no services are connected on site, although this may be possible. Further details available by request.

## Rating Assessment

To be assessed for rating purposes.

## Lease Terms

The property is available by way of a new lease on terms to be agreed outside of the 1954 Landlord and Tenant Act.

## Rent

Rent on application. VAT is payable on the rent.

## Rent Deposit

The landlord will seek a rent deposit to be held over the terms of the lease.

## Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful tenant.

## Business Rates

Further information is available upon request.

## Energy Performance Certificate

EPC exempt - Industrial sites, workshops and non-residential agricultural buildings with low energy demand

## Viewing

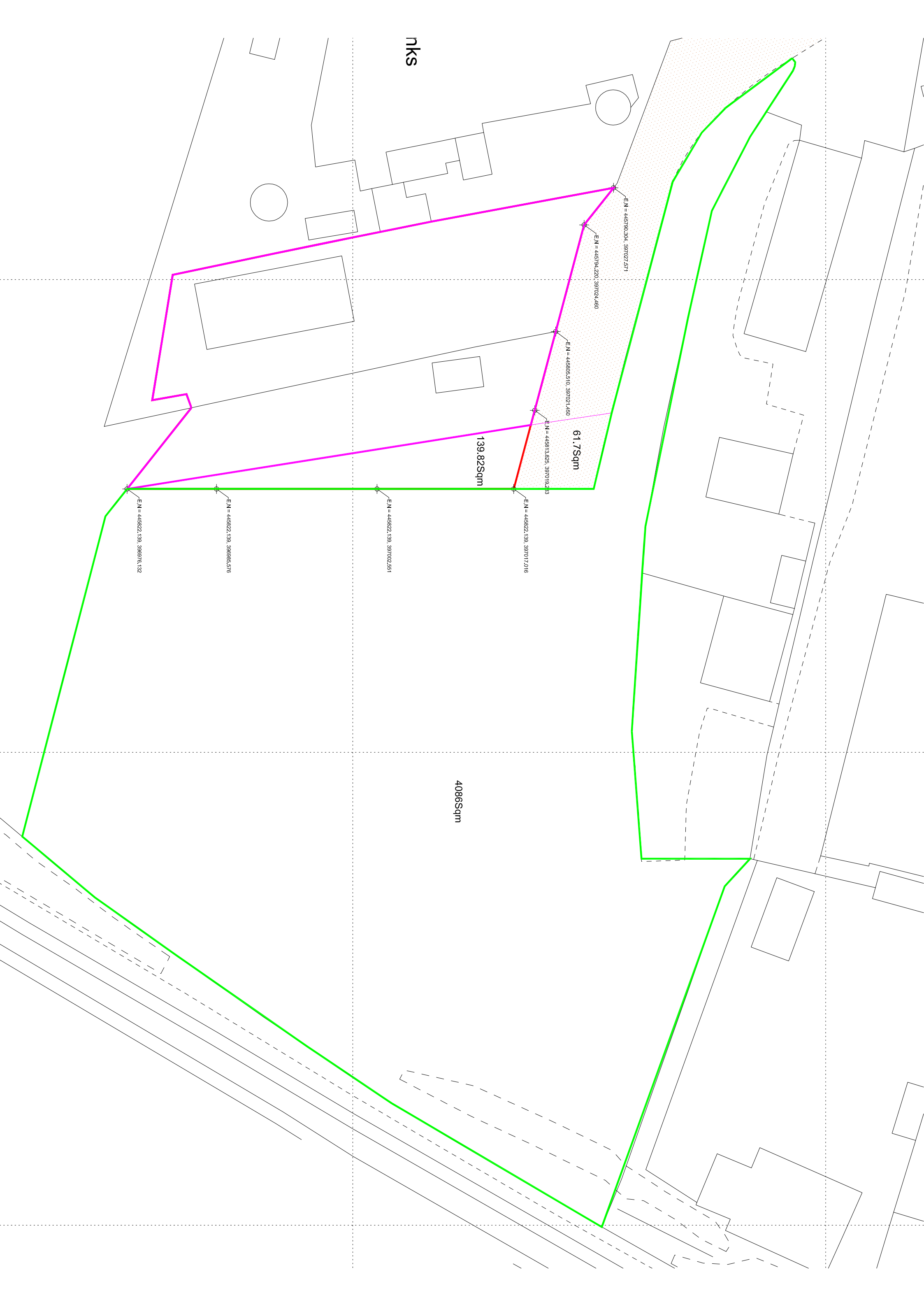
Viewing is by prior appointment only. Please contact our agents for further information

**Francois Neyerlin**

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nks



4086Sqm

139.82Sqm

61.7Sqm

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