

0114 2449121

eddisons.com

LIGHT INDUSTRIAL UNIT - TO LET

Eddisons



**UNIT 2, ROSILAND COURT, MANGHAM WAY, BARBOT HALL INDUSTRIAL ESTATE,  
ROTHERHAM, SOUTH YORKSHIRE S61 4RL**

**Rent: £8,000 per annum exclusive**

**Size: 1,140 sq ft (105.91 sq m)**

- Light industrial Unit with Office.
- Ideal for light industrial/warehouse use.
- Available on new 3 year lease.

## LOCATION

The property is situated within a small industrial complex known as Rosiland Court located to the southern side of Mangham Road, approximately 150 yards away from the junction with Mangham Road to the southern end of the Barabot Hall Industrial Estate. Barbot Hall Industrial Estate is located approximately 1 mile north of Rotherham Town Centre and benefits from access via Rotherham's ring road system to Junction 33 of the M1 Motorway which lies approximately 3 miles due south.

## DESCRIPTION

The property comprises a steel portal frame light industrial unit with eaves height of 5.7 m interspersed by pitched profile clad roof with part translucent panels. The unit is arranged with the industrial area being 'L' shaped around the reception office and disabled WC. The unit benefits from roller shutter access onto a shared yard area.

## SERVICES

We understand that the property benefits from mains three phase electricity and mains water. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

## ACCOMMODATION

All measurements are approximate prepared on a gross internal area basis. IPMS areas are available on request.

	M <sup>2</sup>	SQ FT
Industrial Unit	105.9	1,140
<b>TOTAL</b>	<b>105.9</b>	<b>1,140</b>

## RENT

£8,000 per annum exclusive

## VAT

We understand that VAT will be charged on the rental.

## LEASE TERMS

The property is available by way of a new 3 year fully repairing and insuring lease.

## BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value of £5,600.

## TENURE

Leasehold

## LEGAL COSTS

The ingoing tenant will be responsible for the landlord's reasonable legal costs in connection with the transaction.

## EPC

An EPC is available on request.

## ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

## VIEWING

Strictly by appointment with the sole agents:- Eddisons  
1 Blackburn Road  
Sheffield  
S61 2DW  
Contact: George Thompson  
George.Thompson@eddisons.com  
(0114) 2449121

Ref:

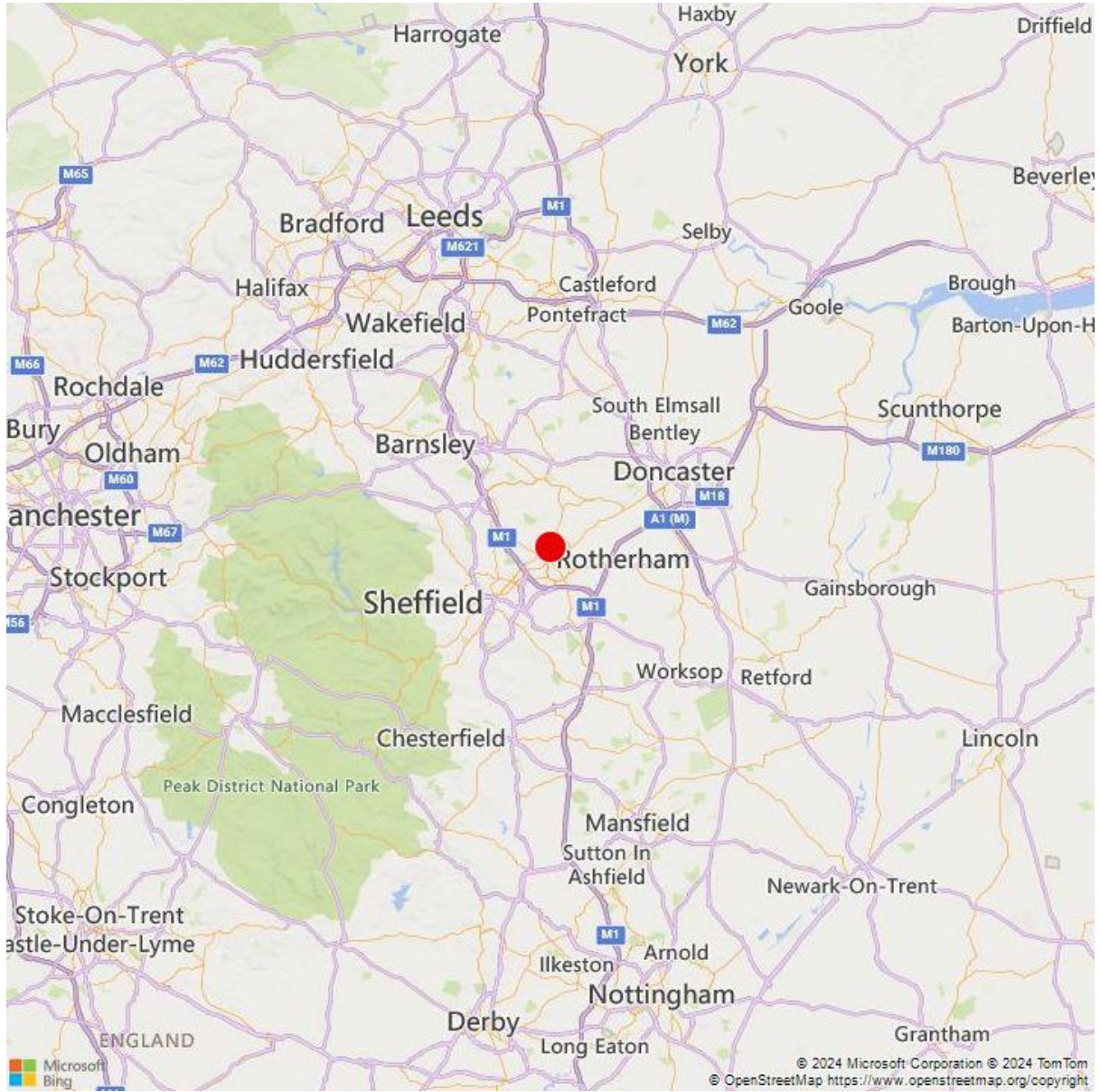
For more information, visit [eddisons.com](http://eddisons.com)  
T: 0114 2449121

### Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

**Eddisons**

Incorporating Fernie Greaves



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