

0114 2449121

eddisons.com

INDUSTRIAL - TO LET

Eddisons



UNIT 2A, TRADEWORLD, ROTHERHAM ROAD, PARKGATE, ROTHERHAM S62 6EA

Rent: £4,160 per annum

Size: 709 sq ft (65.87 sq m)

- Small Lockup Storage Facility
- Eaves Height 7.5 m
- Secure Lockup - Available on new Lease

LOCATION

The property is located immediately to the rear of Al Murad Tiles within the Tradeworld Development on Rotherham Road approximately 1 mile due north of Rotherham Town Centre. Parkgate Retail World lies within 300 yards.

Rotherham Road (A633) gives access onto Centenary Way, Rotherham's Ring Road System and access subsequently to Junction 33 of the M1 Motorway approximately 3 miles due south.



DESCRIPTION

The property comprises part of a steel portal frame industrial/trade counter unit with minimum eaves height of 7.5 m rising to 8.5 m.

The unit provides clean storage and is accessed via double opening Personnel Access Doors.

SERVICES

Electricity and water can be provided if required.

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 ² | SQ FT |
|------------------|----------------|------------|
| Industrial Units | 65.8 | 709 |
| TOTAL | 65.8 | 709 |

RENT

£4,160 per annum.

VAT

We understand that VAT will be charged on the rental.

LEASE TERMS

The property is available on a new three year effective fully repairing and insuring lease with a service charge.

BUSINESS RATES

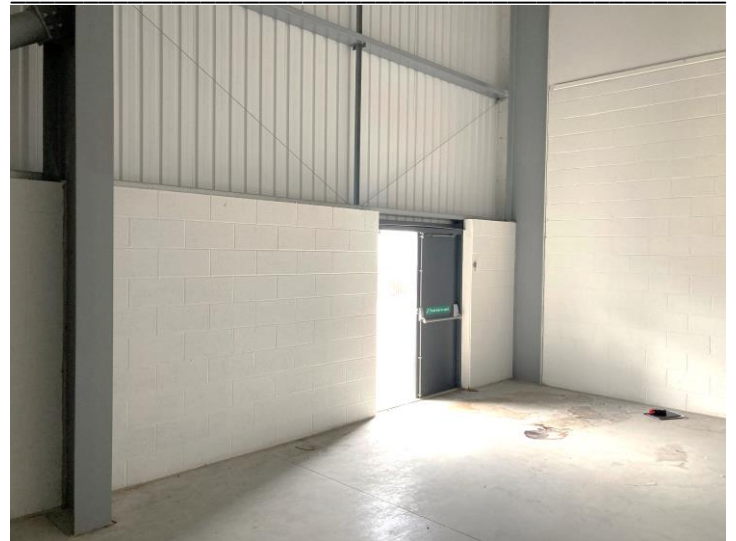
The property will have a new assessment upon occupation.

TENURE

Leasehold.

LEGAL COSTS

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



EPC

EPC Rating B (27) - Valid until the 19th of December 2026.

ANTI-MONEY LAUNDERING

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

For more information, visit 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

VIEWING

Strictly by appointment with the sole agents:- Eddisons

1 Blackburn Road

Sheffield

S61 2DW

Contact: George Thompson

george.thompson@eddisons.com

(0114) 2449121 Mobile: 07831 446 313

Ref: GWT

For more information, visit eddisons.com

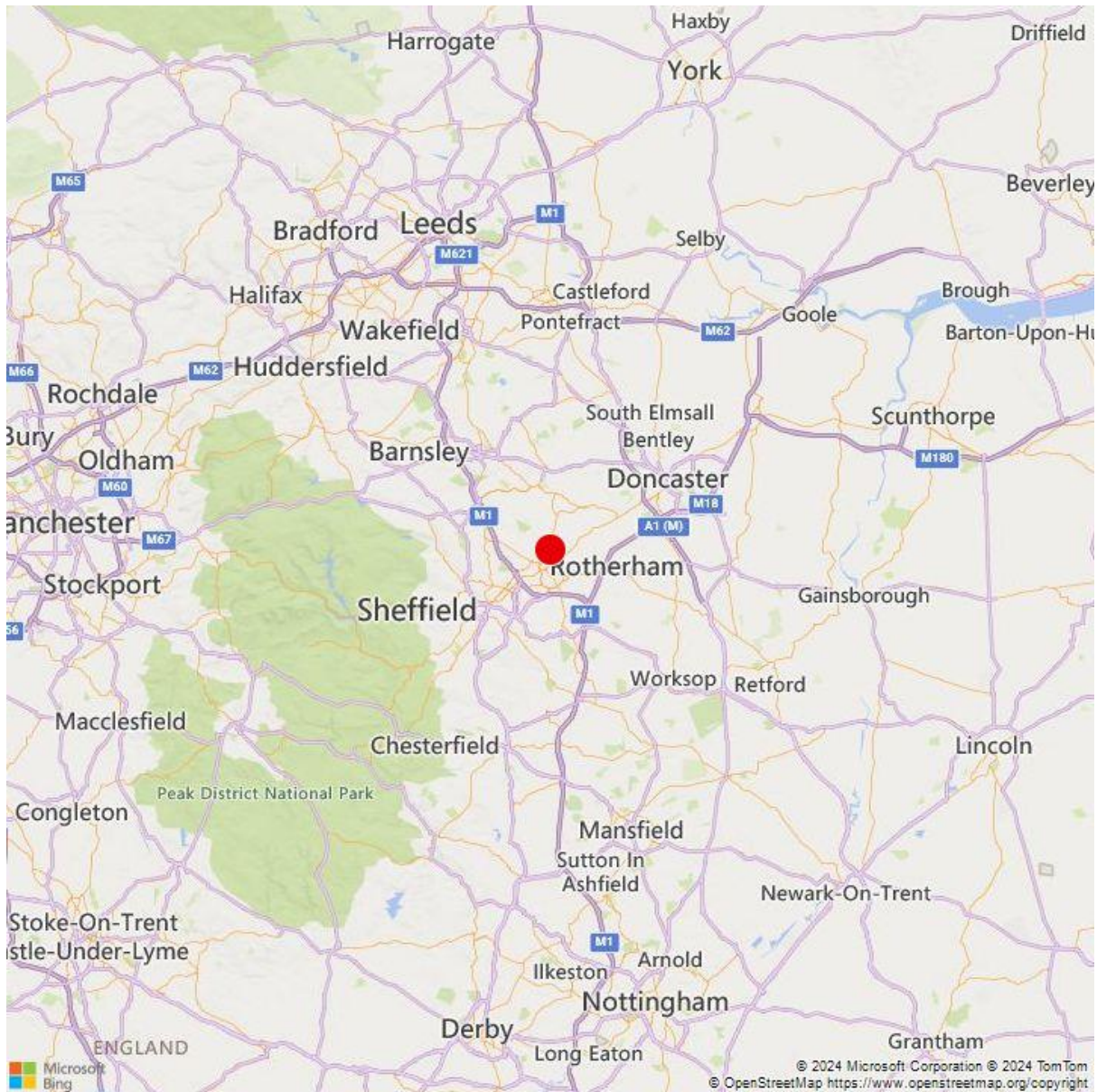
T: 0114 2449121

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



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

Eddisons

Incorporating Fernie Greaves

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.