

TO LET



**UNIT 3A REDWALL CLOSE, DINNINGTON,
SHEFFIELD, SOUTH YORKSHIRE, S25 3RG**

- Modern Industrial / Storage Unit
- Close to Junction 31 of the M1
- NIA: 117.63 Sq M (1,263 Sq ft)
- Useful First Floor Mezzanine
- Potential for 100% Rates Relief

Location

The property is situated to the West of Dinnington Town Centre, lying 15 miles to the East of Sheffield and 12 miles South East of Rotherham.

The property benefits from excellent road access, links to the Junction B6463 Todwick Road leading towards the A57 and Junction 31 of the M1 and the B60 Station Road which links Thurcroft and the M18.

The property is in an established industrial location.

Description

Modern industrial / storage unit suitable for a range of uses with the following specification:

- Roller door access
- 3-phase electric
- Accommodation over two floors
- Suit storage, workshop and office use
- Flexible space
- W/C and kitchenette facilities
- Designated parking

Accommodation

First Floor: 117.63 Sq M (1,263 Sq Ft)
Net internal area.

Tenure

Available on terms to be agreed however a minimum term of 3 years is envisaged.

Incentives may be available subject to status.

Asking Rent

The asking rent is £9,000 per annum exclusive (£750 pcm)

Business Rates

Ratable value of £6,000. Please note this is not the rates payable and qualifying tenants may benefit from 100% Small Business Rates Relief.

EPC

D (78)

Services

Mains water and 3 phase electric are connected.

VAT

Price is quoted exclusive but may be subject to VAT.

Anti Money Laundering

The tenant must comply with AML regulations.

Viewings

By appointment with the sole agent.

Contact

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