



COMMERCIAL PROPERTY PARTNERS

To Let
Unit 3 Hutton Business Park, Chesterton Road
Rotherham
S65 1SE



Self contained Industrial Unit 2,530 Sq Ft (235.04 Sq M)

- Multi Let Industrial Estate fronting Fitzwilliam Road
- Internal Office Accommodation
- Recently Refurbished Units

Self contained Industrial Unit

2,530 Sq Ft (235.04 Sq M)

Location

The units form part of the Hutton Business Park at Fitzwilliam Road, Rotherham. The units are accessed off Chesterton Road a short distance from Rotherham Town Centre. The estate is a short distance from both Junction 33 and 34 of the M1 motorway and accessed from the A630.

Description

The property comprises a number of units arranged over two separate buildings, each then sub divided into smaller units.

Each unit benefits from roller shutter door access and a large shared yard.

Externally the site offers perimeter fencing for further security.

The property benefits from the following:-

- Recently refurbished units
- Full height Shutter Access.
- Parking/Yard Area

Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 3	2,530	235.04
TOTAL	2,530 SQ FT	235.04 SQ M

Terms

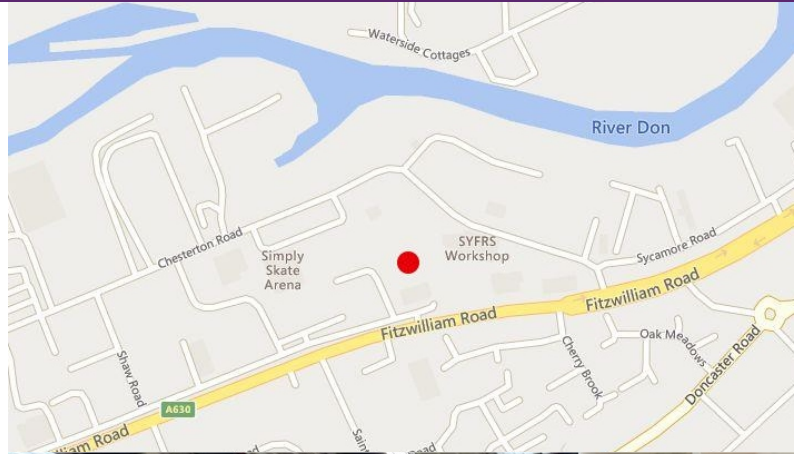
The property is available on new lease on terms to be agreed.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP
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