



COMMERCIAL PROPERTY PARTNERS

**To Let**  
Unit 5 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
- Available Immediately

# 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:-

- Full height Shutter Access.
- Parking/Yard Area

### Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 5	2,421	224.91
<b>TOTAL</b>	<b>2,530 SQ FT</b>	<b>235.04 SQ M</b>

### Terms

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

### VAT

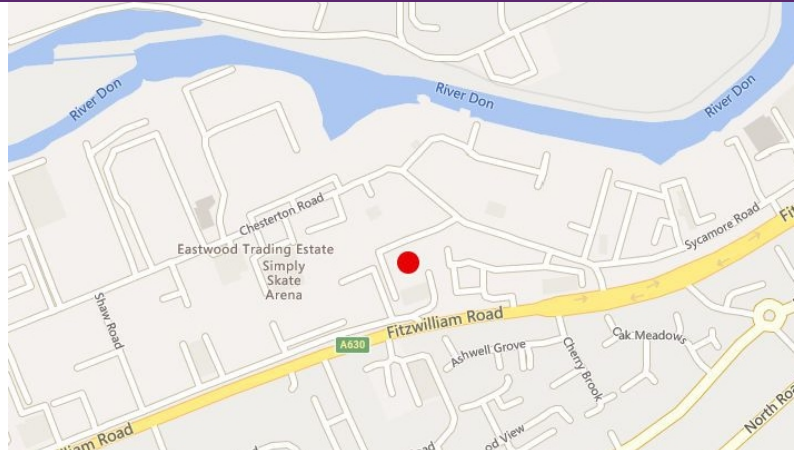
All figures are quoted exclusive of VAT at the prevailing rate.

### Rateable Value

The property has a current Rateable Value of £11,750.

### 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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