



## Industrial/Warehouse Unit 6,792 Sq Ft (630.98 Sq M)

- Prominent Location off the A629
- Industrial unit with office space
- Roller shutter door

# Industrial/Warehouse Unit

## 6,792 Sq Ft (630.98 Sq M)

### Location

The estate is located on Henley Grove Road, just off the A629, New Wortley Road leading towards Rotherham Town Centre. The estate is directly adjacent to occupiers such as ALDI, CEF and Alusec. The unit is located less than 1 mile from Rotherham Town Centre.

### Description

The property comprises a small industrial estate of 4 units, with a secure shared yard area. There is communal car parking to the front of the units. The unit is constructed with steel portal frame complete with part brick/block walls and pitched roof with profile metal sheets.

All units benefit from the following:

- > 3-4 m eaves height
- > 3 phase electricity
- > Roller Shutter access door
- > Small, two storey office
- > WC

### Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 1	6,792	630.98
<b>TOTAL</b>	<b>6,792 SQ FT</b>	<b>630.98 SQ M</b>

### Terms

The property is available by way of a new lease on FRI terms.

### VAT

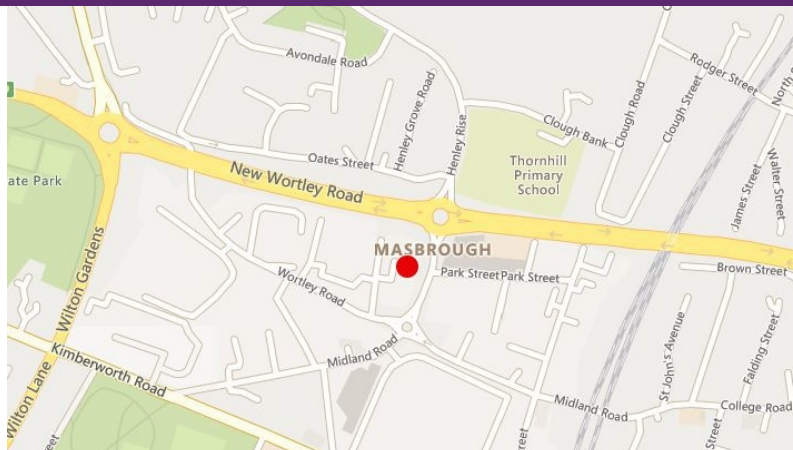
All figures are quoted exclusive of VAT at the prevailing rate.

### Rateable Value

Rateable Value available upon request.

### 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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