



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
TOTAL	2,530 SQ FT	235.04 SQ M

Terms

The property is available on new lease on terms to be agreed. Quoting rent of £18,975 per annum (£7.50 Per Sq Ft).

VAT

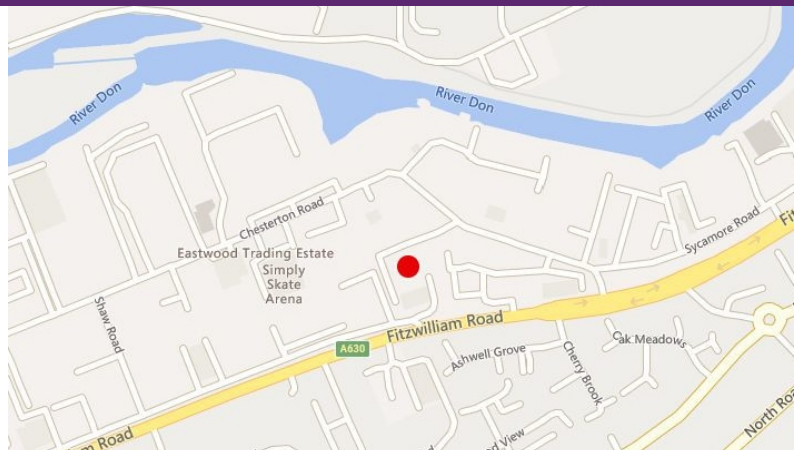
All figures are quoted exclusive of VAT at the prevailing rate.

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
Mr Ed Norris MRICS
T: 0114 270 9160
M: 07711 319 339
E: ed@cpp.uk
Will Rowe
T: 0114 2738857
M: 07709 281 377
E: will@cpp.uk

April 2025