

# TRADE COUNTER / INDUSTRIAL / WAREHOUSE UNIT - TO LET



## **UNIT 2 AMBER BUSINESS CENTRE, RAWMARSH ROAD, ROTHERHAM, S60 1RU**

- 5,843 sq.ft (542.8 sq.m).
- Established industrial estate close to the Town Centre.
- Service yard with access via a roller shutter to the rear.
- Newly refurbished.
- Parking to the front of the unit.

**Tel: 0113 244 9020 / [www.bht.uk.com](http://www.bht.uk.com)**

## LOCATION

Rotherham with a population of approximately 257,800 persons is a South Yorkshire town located approximately 5 miles north-east of Sheffield, 13 miles south-east of Barnsley, 19 miles south-west of Doncaster and 34 miles south of Leeds

The town benefits from excellent transport links and is conveniently situated between Junctions 33 & 34 of the M1 with convenient access to the M18, M180 and M62.

The property is well located on Rawmarsh Road, a short distance north of the town centre and in an established industrial and trade counter location with nearby occupiers including Huws Gray, Beatson Clark, Plumco, Cronimet and Northfield Fabrications. The unit is highly visible from the main A630 town centre bypass.

## DESCRIPTION

Amber Business Centre comprises a terrace of 4 steel portal framed industrial/warehouse units with brick elevations and a pitched lined and insulated profile clad roof. Internally the unit comprises an open plan warehouse with 2-storey offices to the front, access to the unit is via a pedestrian door to the front and roller shutter to the rear.

Externally the unit benefits from parking and customer access to the front with a secure gated service yard to the rear.

The unit has recently undergone a comprehensive refurbishment, a list of works completed can be provided on request.

## ACCOMMODATION

The unit has been measured in accordance with the RICS Code of Measuring Practice and comprises a Gross Internal Area of **5,843 sq.ft (542.80 sq.m)**.

## TERMS

The unit is available on a new FRI lease direct from the Landlord on terms to be agreed at a rental of **£36,500 per annum** exclusive of rates, service charge and insurance.

## RATES

We understand each unit is assessed as follows:-

Rateable Value £25,500 (estimated)

The ratable value will need to be reassessed, interested parties are advised to check with the Local Rating Authority for confirmation of the rates payable.

## ENERGY PERFORMANCE CERTIFICATE

The property has been independently assessed and certified as falling within Band C (69). A copy of the EPC is available on request.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## VAT

All prices and rentals quoted are exclusive of, but may be subject to, VAT.

## FURTHER INFORMATION/VIEWING:

**Tom Grimshaw**

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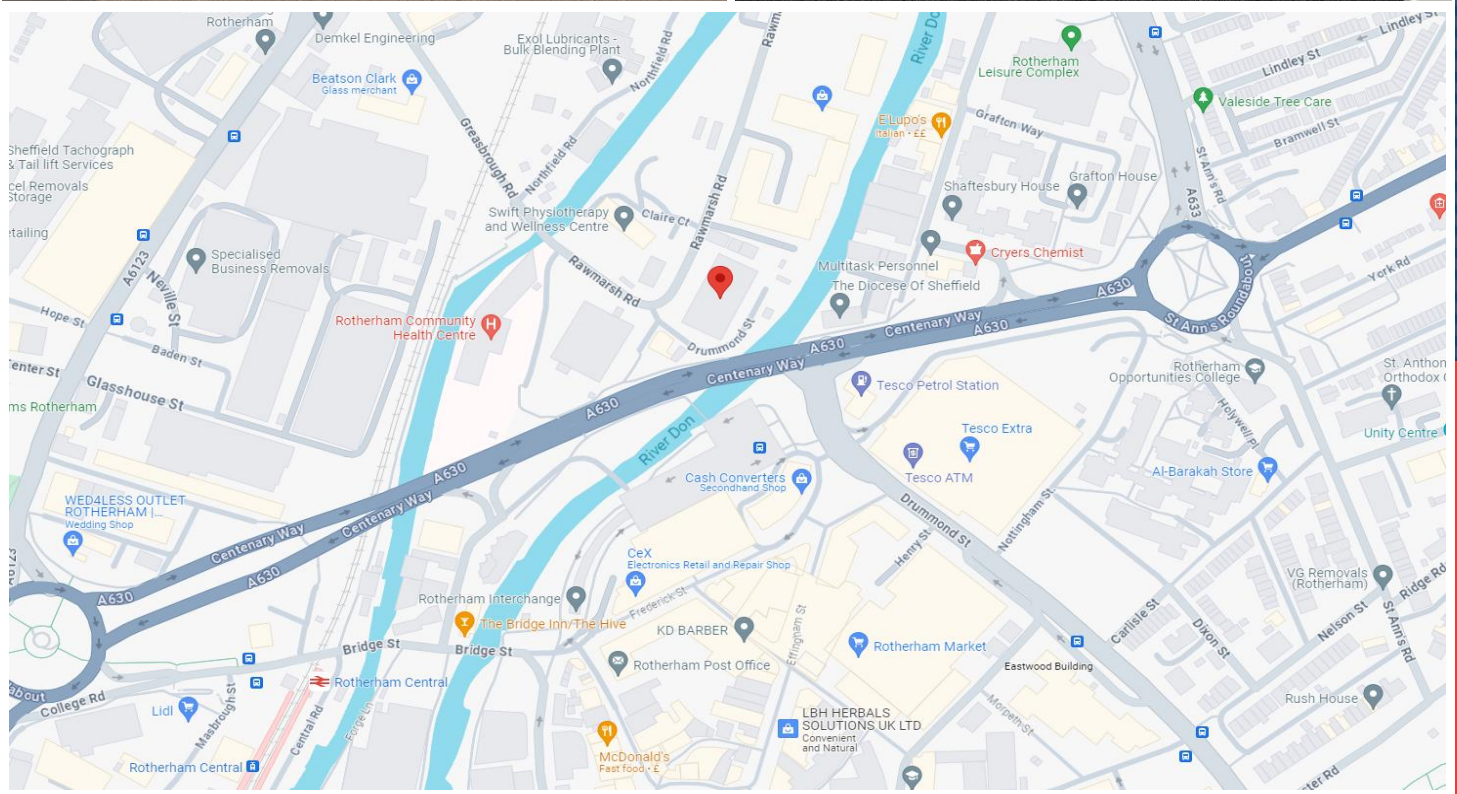
E: tom@bht.uk.com

Subject to Contract  
May 25

### Microrepresentation Act

These particulars are intended only as a guide to prospective purchasers to enable them to decide whether to make further enquiries with a view to taking up negotiations but they are otherwise not intended to be relied upon in any way or for any purpose whatever and accordingly neither their accuracy nor the continued availability of the property is in any way guaranteed and they are furnished on the express understanding that neither the agent nor the vendor is to be, or come, under any liability or claim in respect of their contents. The vendor does not hereby make or give nor does any Partner or employee of Brackenridge Hanson Tate have any authority to make or give any representation or warranty whatsoever as regards the property or otherwise. Any prospective purchaser or lessee or other person in anyway interested in the property should satisfy himself by inspection or otherwise as to the correctness of each statement contained in these particulars. In the event of the agents supplying any further information or expressing any opinions to a prospective purchaser, whether oral or in writing, such information or expression of opinion must be treated as given on the same basis as these particulars. These particulars do not form part of any contract and, except where expressly otherwise stated, offers will be considered only subject to contract.





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