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INDUSTRIAL UNIT TO LET or FOR SALE

5119 sq ft (inc. 1117 sq ft FF Offices)

9b BROOKFIELDS WAY, MANVERS, ROTHERHAM, S63 5DL



SITUATION

Brookfields Way is situated in the heart of the Dearne Valley midway between Rotherham, Doncaster and Barnsley. Communications links throughout the area are excellent and these are complemented by easy access to Junction 36 M1 and Junction 37 A1 (M).

The Dearne Valley has already attracted significant investment from companies including Next, Ventura, Peglers, Cepac, Maplins and Garnett Dickinson.

DESCRIPTION

This unit is part of the Brookfields Light development by St Paul's Developments and comprises a range of modern industrial units with office space.

The units are built on a steel portal frame with steel profile insulated roofing and wall cladding.

They are well specified to comply with Disability Discrimination Act requirements including fully fitted offices with reception area, WC accommodation and passenger lifts between floors on the two storey offices.

The warehouse areas have 19'6" eaves height, concrete floor with loading to 35kn/sq m, electric roller shutter doors etc.

There are generous external concrete aprons with parking, circulation and loading provision.

ACCOMMODATION (Measured to Gross Internal Area)

		Sq ft (GIA)	Sq ft (GIA)
Ground Floor	Warehouse/Production	2885	
	Office and Welfare	<u>1117</u>	4002
First Floor	Office		<u>1117</u>
			<u>5119</u>

SERVICES

Mains services comprising water, drainage, gas and electricity are connected.

Tenants will be required to provide heat and light to the production areas.

PRICE

£320,000 (Three Hundred and Twenty Thousand Pounds) (Subject to Contract)

LEASE

Terms for a new lease can be agreed based on a rent of £25,000 (Twenty Five Thousand Pounds) per annum.

SERVICE CHARGE

On a sale or lease there is an estate service charge for the repair and maintenance of the estate common areas. This is currently £1380.34 per annum.

VIEWING

By appointment with Chris Rowlands & Co. 01226 791984 or the joint agents Knight Frank 0114 272 9750 or Lambert Smith Hampton 0114 275 3752.

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February 2011

IMPORTANT NOTICE

Chris Rowlands & Co. as agents for the owner of the property referred to in these particulars, and for themselves and their servants, give notice that:

1. These particulars are provided as a general guide to the property and shall not hereafter become part of any offer or contract.
2. The statements made herein are provided in good faith but without any responsibility whatsoever. It is for the prospective buyer or tenant to satisfy itself by inspection or otherwise as to the accuracy and fullness of the statements made herein and must not, in entering into a contract, or otherwise, rely upon these particulars as statements or representations of fact.
3. If for any reason an interested party wishes to rely on any aspect of the particulars or any statement at any time without further investigation then such interested party should seek written confirmation from Chris Rowlands & Co. who reserve the right to charge a fee as appropriate.
4. Neither the owner, nor Chris Rowlands & Co. or their servants has any authority express or implied to make or give any representations or warranties in respect of the property.
5. In the event of any inconsistency between these particulars and the conditions of sale, the latter will prevail.
6. Chris Rowlands & Co. has not made any investigation into the existence or otherwise of any matter concerning pollution and/or potential contamination of land, air or water and neither has any structural survey been carried out. We are unable to comment as to whether the property is free from deleterious materials. Any references to condition are provided for informal guidance only and are given without responsibility. The prospective buyer or tenant is to be responsible for satisfying itself in these regards.
7. Where measurements and floor areas are stated they have been carried out using a digital measuring device and are in accordance with the RICS Code of Measuring Practice 6th Edition. Measurements and floor areas are provided in good faith for guidance purposes only and a prospective buyer or tenant should satisfy itself as to the accuracy of the measurements and floor areas stated.
8. The prospective buyer or tenant should satisfy themselves as to the status of the property for VAT purposes.