



Hilltop Cottage, North Lane
Cawthorne, Barnsley
South Yorkshire, S75 4AG
Tel: 01226 791984
Fax: 01226 792383
Mobile: 07957 167322
Skype: chris.rowlandsandco
Web: www.chrisrowlands.co.uk
Email: chris@chrisrowlands.co.uk

TO LET

3570 SQ FT EXCELLENT WAREHOUSE WITH CRANEAGE

ADJ. CRYSTAL PEAKS SHOPPING CENTRE & DRAKE HOUSE RETAIL PARK

PROCESS HOUSE
8 DRAKE HOUSE CRESCENT
WATERTHORPE
SHEFFIELD
S20 7HT



SITUATION

The property stands in the busy and rapidly expanding Mosborough New TownS area south of Sheffield. It is just off the A57 Aston Relief Road which links with Junction 31 of the M1 Motorway. Sheffield City Centre is about five miles distant.

DESCRIPTION and ACCOMMODATION

This is a modern detached industrial unit that shares a plot with an office and storage unit occupied by Foy & Co. Solicitors.

The building is constructed on a steel frame with brick/block infill walling and insulated steel profile cladding and roof sheeting. It has a full height roller shutter vehicular entrance door and a separate pedestrian door.

The building has a width of 59'0" and a length of 80'0" reducing to 41'0" thus producing a Gross Internal Area of 3570 sq ft.

The eaves height is 24'0". A 10 tonne travelling crane is built in.

EXTERNAL

The property stands within a secure tarmac yard with a palisade perimeter fence and double gates. It is shared with Foy & Co. Solicitors who occupy the adjoining building. Provision is being made to separate the yard so that each building has its own dedicated area.

SERVICES

All mains services comprising water, drainage, gas and electricity are available.

The unit has hi-bay electric lighting and ambi-rad gas fired heaters.

RATES

An extract from the 2010 Valuation List is reproduced below.

<u>Billing Authority Reference</u>	<u>Description</u>	<u>£ RV</u>	<u>C</u>	<u>Effective Date</u>
N00000362278114	WORKSHOP AND PREMISES	15,250	N	01 Apr 2010

National non domestic rates are payable to Sheffield City Council in accordance with the Uniform Business Rate which for 2010/2011 is 41.4p in the £.

LEASE

The property is to be let by way of a new FRI lease. The length of lease and rent review pattern is open to negotiation although the initial rent required is £14,250 (Fourteen Thousand Two Hundred and Fifty Pounds) per annum.

VIEWING

By arrangement with Chris Rowlands & Co. 01226 791984 chris@chrisrowlands.co.uk

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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.