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RIVERDALE, WHEATLEY HALL ROAD, DONCASTER, DN2 4PE

SHORT TERM LAND AND BUILDING LEASES AVAILABLE

(PENDING SITE REDEVELOPMENT)

1,510 to 3,750 sq ft OFFICES, WORKSHOPS, STORAGE

OPEN LAND FOR STORAGE AND SALES. ALL USES CONSIDERED



INDIVIDUAL TERMS QUOTED ON APPLICATION AND ALL OFFERS CONSIDERED

SCHEDULE OF AVAILABILITY

Buildings	Status	Sq ft	Sq m	Rent (per sq ft)	Rent (pa)
4	Vacant	1,510	140	£ 3.50	£ 5,285.00
4a	Vacant	2650	246	£ 3.50	£ 9,275.00
GF 6	Vacant	432	40	£ 3.50	£ 1,512.00
FF 6	Vacant	1,412	131	£ 3.50	£ 4,942.00
8a + yard	Under Offer	2,775	258	£ 3.50	£ 9,712.50
16a	Vacant	3,750	348	£ 3.25	£12,187.50
17a	Vacant	3,300	307	£ 3.25	£10,725.00
18a	Vacant	3,384	314	£ 3.25	£10,998.00

Open storage land is also available to let.

Terms will be quoted dependant on the area required.

LEASES

All agreements will be contracted out of the security of tenure provisions of the Landlord & Tenant Act 1954 to ensure that no long term arrangements are created.

Generally agreements will be for three years but with a break option after one year and at any time thereafter on one months notice.

VIEWING

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

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May 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.



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