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**TRY**  
**B-4-U**  
**BUY**

*Units are available on a one year lease with an option to buy at a pre-determined price. The rent paid will be refunded within the price if the purchase option is exercised. (Subject to status)*



**SPRING PARK**

**NEW DEVELOPMENT OF 7 INDUSTRIAL UNITS**

**2885 sq ft to 5800 sq ft**

A Development by



*To be sold on 120 year ground leases at £250 per annum.*  
All Prices and Rents are subject to VAT and must be confirmed with the Agents.  
No contract is implied

Unit No.	Style	Sales Price	Rent (pa)	
Phase 1				
1	2885 sq.ft. inc 550 sq.ft offices			Sold
2	3840 sq.ft. inc 525 sq.ft offices			Let
3	3850 sq.ft. inc 730 sq.ft offices + 1st floor offices	£278,000	£20,245	
4	4920 sq.ft. inc 740 sq.ft offices + 1st floor offices			Let
5	5800 sq.ft. inc 730 sq.ft offices + 1st floor offices			Let
6	3800 sq.ft. inc 525 sq.ft offices	£230,000	£17,100	
7	3010 sq.ft. inc 740 sq.ft offices + 1st floor offices			Let

**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 6<sup>th</sup> 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.