



**KnightFrank.com**



### **Good Quality Industrial / Warehouse**

## **Unit 6, Farfield Park, Manvers, Rotherham, S63 5DB**

### **To Let**

- 16,675 sq. ft. (1,549 sq. m)
- Easy access to Barnsley at Junction 36 M1 / Junction 37 A1(M), Rotherham and Doncaster
- Undergoing refurbishment
- Large yard – due to be fully fenced
- 6.1m eaves

# **0114 2729750**

Fountain Precinct, 7th Floor Balm Green, Sheffield, S1 2JA  
email: [sheffield@knightfrank.com](mailto:sheffield@knightfrank.com)

## Location

The property is located on Farfield Park, connecting to the A633 (Manvers Way), which in turn provides access to the M1 Motorway at Junction 37 or Junction 36 by the A6195 and the A1(M) at Junction 36 via the A6023.

The property is located within the Dearne Valley area, which is predominantly commercial in nature and home to a number of well established local and national occupiers.

## Description

The subject property comprises a detached industrial unit, with a generous yard area.

The property is finished to a good specification as follows:

- Steel portal frame construction.
- 6.1m eaves.
- Ambi-rad heating to the warehouse
- Two full height loading doors.
- Two storey fitted offices.
- Generously sized loading / car parking area.

Externally, the property sits within a landscaped business park environment.

## Accommodation

From the measurements provided, we understand that the accommodation extends to the following gross internal floor area:-

Description	Sq. M	Sq. Ft
Warehouse	1,142	12,293
GF Offices	203.5	2,191
FF Offices	203.5	2,191
<b>Total GIA</b>	<b>1,549</b>	<b>16,675</b>

## Terms

The accommodation is available to let by way of a new lease on terms to be agreed, following refurbishment.

## Quoting Rent

£82,000 per annum exclusive.

## EPC

C71.

## Business Rates

The premises have a Rateable Value of £63,500.

Rates payable are 50p in the £ for 2019/20. Interested parties may qualify for small business relief and are advised to make their own enquiries within the local rating authority.

## VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

## Legal Costs

Each party to bear their own legal costs incurred in any transaction.

## Viewing & Further Information

Rebecca Schofield – Knight Frank LLP  
Tel – 0114 2729750  
[rebecca.schofield@knightfrank.com](mailto:rebecca.schofield@knightfrank.com)

Dan Walker – Gent Visick  
Tel – 0113 2003988  
[daniel.walker@gentvisick.com](mailto:daniel.walker@gentvisick.com)

Brochure: 17 September 2019

Photograph: March 2018

## Important Notice

- 1. Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
- 2. Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- 3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- 4. VAT:** The VAT position relating to the property may change without notice.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names.

