



High Quality Unit

Unit 15, Evolution, Morse Way, Advanced Manufacturing Park, Rotherham, S60 5BJ

To Let

- 3,641 sq. ft. (338.24 sq. m)
- High quality unit on the Advanced Manufacturing Park
- Close to Junction 33 of the M1 Motorway
- Nearby occupiers include Rolls-Royce, McLaren and University of Sheffield

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Location

The available accommodation forms part of the Evolution Business Park, situated on the Advanced Manufacturing Park, Rotherham.

The AMP is the region's leading business park, targeted towards advanced manufacturing, technology and R&D occupiers.

Located just off Sheffield Parkway (A630), the site enjoys easy links to the M1 at Junction 33 to the North and into Sheffield city centre, approximately 5 miles to the West.

Occupiers already on the park include Rolls-Royce, Boeing, McLaren and University of Sheffield.

Description

Unit 15 comprises an end terrace unit of steel portal frame construction, with extensive glazed façade.

Internally, the accommodation is finished to a clear internal height of 6m and benefits from full height roller shutter loading access, office area, connections to all mains services and male and female WC facilities.

Externally, there is dedicated car parking and shared loading area to the front of the premises.

Accommodation

From the measurements provided, we understand that the accommodation provides the following Gross Internal Area:

3,641 sq. ft. (338.24 m)

Brochure: 24 July 2019

Photographs: October 2019

Terms

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

Quoting Rental

£29,000 per annum exclusive.

Estate Charge

There is an estate charge payable to cover the maintenance of common areas.

Business Rates

The premises are to be re-assessed for rating purposes. Interested parties should verify the rates payable with rating department of Rotherham Metropolitan Borough Council.

EPC

A22.

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

Please contact sole agents:

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