

AVAILABLE NOW



New Industrial/Manufacturing Development

**Northfield Business Park, Forge Way, Parkgate,
Rotherham, S60 1SD**

To Let

- 5,503 – 24,858 sq. ft. (511 – 2,309 sq. m)
- Available now
- Fitted office accommodation over two floors
- Good sized loading and parking
- Units available individually or can be combined to accommodate large requirements
- Ideally located at Parkgate, Rotherham

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European Union

European Regional
Development Fund

Location

The available accommodation forms part of Northfield Business Park, ideally located within the Parkgate area of Rotherham.

The premises are accessible from the A633 which provides direct access onto the A630, the main arterial route through Rotherham providing easy access to J33, J34 and J35a of the M1 motorway.

The surrounding area is an established location home to a number of industrial and retail occupiers. Occupiers in the area include AMA, Tile Giant, Quay Plastics and Homebase.

Description

The development comprises two terraces of industrial and manufacturing units.

The premises are finished to a specification to include the following:-

- 6.5m eaves
- Connection to all mains services including 3 phase electricity
- Fully insulated buildings with full height roller shutter loading door
- Fitted office accommodation over two floors
- Built to BREEAM very good specification and include solar power LED lights to the office and warehouse
- Good sized external yard areas with dedicated car parking
- Fibre enabled

The premises have been designed with upmost flexibility and are suitable for manufacturing and industrial use.

Accommodation

From the measurements taken, we understand that the accommodation provides the following gross internal floor areas.

Block 1

	Sq. Ft	Sq. M	EPC Rating
Unit 1	8,261	767.48	C55
Unit 2	5,503	511.38	C55
Unit 3	5,549	515.48	C55
Unit 4	5,545	515	C55
TOTAL GIA	24,858	2,309	C55

Block 2

	Sq. Ft	Sq. M	EPC Rating
Unit 5	Under Offer		
Unit 6	5,586	518.92	TBC
Unit 7	LET		
Unit 8	Under Offer		
Unit 9	Under Offer		
Unit 10	Under Offer		

Units can be combined to accommodate larger requirements where required.

Lease Terms

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

Quoting Rental

£5.00 per sq. ft. per annum exclusive.

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).
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There is an estate charge payable for maintenance of common areas. This includes solar power up to 10Kw on a 5,500 sq. ft. units and 15KW on 8,000 sq. ft. units plus.

Interested parties should seek advice from the Rates Dept. of Rotherham Metropolitan Borough Council to verify the rates payable following practical completion.

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

Available on completion.

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

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