



Unit 1C, Bentley Business Park, Church Lane, Dinnington

Sheffield, South Yorkshire, S25 2RG

Property Type	Industrial
Tenure	To Let
Size	5,000 sq ft
Rent	£25,000 per annum exclusive

Key Points.

- Ideal location in modern industrial development
- Within 2 miles of Junction 31 of the M1 Motorway
- Assignment of lease.

Location

The property is situated to the northern side of Church Lane in a terrace of three modern light industrial units with adjacent occupiers including Screwfix and Cumberlidge Tiles. The property benefits from good access via Monksbridge Road (the B6463) which leads to the A57 and ultimately gives access to Junction 31 of the M1 Motorway within two miles of the subject property. Dinnington Town Centre lies within half a mile.

Description

The property comprises a modern end of terrace light industrial unit of steel portal frame with brick and profile cladding to an eaves height of 6m and being surmounted by an open span pitched roof.

The unit benefits from up and over roller shutter commercial vehicle access door, has a disabled compliant WC, partitioned kitchen area with separate male WC, full height division wall to the centre of the unit and large training room facility to the rear.

Accommodation

	SQ M	SQ FT
INDUSTRIAL UNIT		
GROSS INTERNAL AREA	464.5	5000

Services

We understand that three phase electricity and mains water are connected to the property.

To the training room there is a comfort cooling cassette within the suspended ceiling.

Lease Terms

The property is available by way of assignment of a ten year lease on fully repairing and insuring terms which commenced on 19 August 2015 at a rental of £25,000 per annum exclusive.

There is a break clause on 19 August 2020.

Legal Costs

The ingoing Tenant will be responsible for the Landlord's reasonable legal costs in connection with the transaction.

VAT

VAT will be payable on the rental and/or any other payments.

Joint Agents

Martin Loveridge - 3pl Real Estate - Tele:- 01494 853 370

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File No : HIL010/009903



Rent

£25,000 per annum exclusive

Business Rates

Rates Payable: £9,490.25 per annum
(based upon Rateable Value: £19,250 and UBR: 50.4p)

Service Charge

A service charge will be made for maintenance of common parts

Energy Performance Rating

This property has been graded as 94(D)

Additional Info & Links

Business Rates Link

<https://www.tax.service.gov.uk/view-my-valuation/cca/detail/6449178000>

Viewing & Further Information.

For further information or if you would like to arrange a viewing please contact our agents:



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