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Good Quality Industrial / Warehouse

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

To Let

- 17,197 sq ft (1,597 sq m)
- Easy access to Barnsley, Rotherham and Doncaster
- Undergoing refurbishment
- Large yard – due to be fully fenced
- 6.1m eaves

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Fountain Precinct, 7th Floor Balm Green, Sheffield, S1 2JA
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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 provides the following gross internal floor area:-

| Description | Sq M | Sq Ft |
|------------------|--------------|---------------|
| Ground Floor | 1,394.87 | 15014 |
| First Floor | 202.84 | 2,183 |
| Total GIA | 1,597 | 17,197 |

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 49.3p in the £ for 2018/19. Interested parties may qualify for small business relief and are advised to make their own enquiries within the local rating authority. Rates will be re-assed following refurbishment.

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

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Brochure: 15 Aug 2019

Photograph: March 2018

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