



Indicative Image



New Industrial/Warehouse Development

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

To Let

- 5,421 sq. ft. – 38,652 sq. f (504 – 3,590sq m)
- Under construction
- Due for completion Q2 2019
- Fitted office accommodation over two floors
- Good sized loading and parking
- Units available individually or can be combined

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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 will comprise two terraces of industrial and manufacturing units.

The premises are to be 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 plans provided we understand that the accommodation provides the following gross internal floor areas.

Block 1

	Sq. Ft	Sq. M	EPC Rating
Unit 1	8,000	743	C55
Unit 2	5,421	504	C55
Unit 3	5,421	504	C55
Unit 4	5,545	515	C55
TOTAL GIA	24,387	2,266	

Block 2

	Sq. Ft	Sq. M	EPC Rating
Unit 5	5,568	517	TBC
Unit 6	5,460	507	TBC
Unit 7	5,460	507	TBC
Unit 8	5,460	507	TBC
Unit 9	5,460	507	TBC
Unit 10	11,244	1,045	TBC
TOTAL GIA	38,652	3,590	

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

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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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