



**Modern industrial units with large secure yard**

**Units F1 & F2, Meadowbank Industrial Estate, Harrison Street, Rotherham, S61 1EE**

**TO LET**

- Comprising units of 4,682 sq ft - 9,366 sq ft (434.92 – 870.12 sq m)
- Excellent communications links to the motorway network
- Well established industrial estate
- Benefiting from secure, fenced boundaries with steel palisade entrance gates

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## Location

Meadowbank Industrial Estate is situated approximately one mile to the west of Rotherham town centre, enjoying excellent communications links to the motorway network, with the northern exit of junction 34 of the M1 being approximately 0.5 miles to the south-west. The main trunk road (A630 Centenary Way) leading into and out of Rotherham from the M1 motorway is also conveniently situated within close proximity, and therefore affording excellent access to the centre of Sheffield.

## Description

Meadowbank Industrial Estate provides a multi unit light industrial development, with typical construction details including steel portal frame construction with profile metal clad & brick / block elevations under a pitched roof.

Translucent roof lights provide natural light, and steel roller shutter doors are supplied to all units.

The development also benefits from secure, fenced boundaries with steel palisade entrance gates with a number of units being refurbished.

## Accommodation

From the measurements undertaken we understand the property provides the following gross internal areas:

Description	Sq Ft	Sq M
F1	4,682	434.92
F2	4,684	435.16
<b>Total</b>	<b>9,366</b>	<b>870.12</b>

## Rating Assessment

Currently being re-assessed.

## Services

Mains electricity, gas, water and drainage are understood to be supplied and connected. None of the services have however been tested. We would recommend all interested parties to satisfy themselves as to the suitability and capacity of all services prior to entering into any legal and financial commitment.

## Planning

The unit is suitable for Class B1, B2 & B8 of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005.

## Terms

The unit is available by way of a new Lease at an initial rental of £5.00 per sq ft per annum plus VAT, on a full repairing & insuring basis on a number of years to be agreed.

## Service Charge

An estate service charge is currently levied at Meadowbank Industrial Estate. The service charge is currently running at circa £0.52 per sq ft per annum plus VAT.

## Energy Performance Certificate

A copy of the EPC is available on request.

## Important Notice

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## VAT

All figures are quoted exclusive of VAT at the prevailing rate where applicable.

## Fixtures & Fittings

The fixtures and fittings mentioned in this brochure will remain available for the benefit of the incoming occupier; neither the Agent nor their Clients can offer any form of warranty as to their working order, or suitability for any particular purpose.

## Viewing & Further Details

Viewing and further information is available by contacting the Joint Sole Agents:

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Brochure: 28 February 2019

Image: January 2019

