

AWS

Surveyors & Property Consultants

TO LET

**UNIT 11, SPRINGFIELD CLOSE,
BARBOT HALL INDUSTRIAL EST.,
ROTHERHAM, S61 4RQ**



**LIGHT INDUSTRIAL/TRADE
COUNTER UNIT**

**1,000 ft²
(92.9 m²)**

Unit 2, Killingbeck Drive, York Road, Leeds LS14 6UF
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Property Particulars

LOCATION

Springfield Close forms part of the Barbot Hall Industrial Estate, which is located to the North of Rotherham town centre.

It is within easy reach of both the M1 and the M18 Motorways and the A629 and Meadow Bank Link road further improves access to Junctions 34 and 35 of the M1. The estate is an excellent location to serve the whole of South Yorkshire.

The estate is fully secured, creating a secure compound with full perimeter palisade fencing.

DESCRIPTION

Unit 11 is a modern industrial workshop of steel portal frame construction with part brick, part block walls and insulated profile steel sheeting above, which incorporates 10% roof lights.

On a gross internal basis, it measures 1,000 ft² (92.9 m²) and benefits from roller shutter access, WC and kitchen facilities.

TERMS

The units are available by way of a new effective full repairing and insuring lease for a term of years to be agreed.

RENT

The quoting rent for this unit is £6,000 per annum exclusive.

All figures are exclusive of business rates, service charge and VAT.

VAT

At present no VAT will be charged on any amounts demanded by the Landlord. However, the Landlord reserves the right to do so at a later date if they so wish.

SERVICE CHARGE

A service charge is levied to cover the cost of the management and maintenance of the common areas.

BUSINESS RATES

Interested parties should make their own enquiries through the Rotherham Borough Council prior to making an offer.

LEGAL COSTS

The ingoing Tenant will be responsible for the Landlord's legal fees incurred in the drawing up of the lease and the counterpart thereof.

VIEWING

For further information or to view the premises, please contact Robert Wright at AWS on 0113 235 1362 or Ed Norris of CPP on 0114 2738857

SUBJECT TO CONTRACT

Details updated March 2016

