

AWS

Surveyors & Property Consultants

TO LET

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



**LIGHT INDUSTRIAL/TRADE
COUNTER UNITS**

**1,000 – 2,000 ft²
(92.9 – 185.8 m²)**

Unit 2, Killingbeck Drive, York Road, Leeds LS14 6UF
Tel: 0113 235 1362 Fax: 0113 380 5800 Email: property@awsltd.co.uk
www.awsltd.co.uk

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

The units are modern industrial units of steel portal frame construction with part brick, part block walls and fully insulated profile steel sheeting above which incorporates 10% roof lights.

ACCOMMODATION

We currently have 2 units available which comprise the following gross internal areas:

Unit 5:	1,250 ft ²	(116.1 m ²)
Unit 10 & 11:	2,000 ft ²	(185.8 m ²)

Our Client may consider splitting Unit 10/11 to form two separate units of 1,000 ft² depending on the interest received. This will be discussed on application.

The units also include separate kitchen and W/C facilities for staff use.

TERMS

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

RENT

The quoting rent for the units are as follows:

Unit 5:	£7,250 per annum exclusive
Unit 10/11:	£11,500 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.

ENERGY PERFORMANCE

Copies of the Energy Performance Certificates for the units are attached. Full copies of the Energy Performance Certificates and Recommendation Reports are available on request.

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

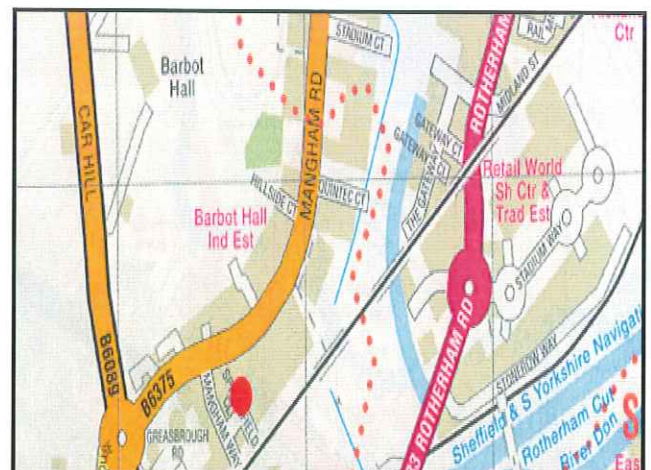
The ingoing Tenant will be responsible for the Landlord's legal fees incurred in the drawing up of the lease and the counterpart thereof.

VIEWING

For further information or to view the premises, please contact Colin Heffer at AWS Ltd on 0113 235 1362 or Ed Norris of LSH on 0114 275 3752.

SUBJECT TO CONTRACT

Details updated June 2012



Energy Performance Certificate

Non-Domestic Building



Unit 5
Springfield Close
ROTHERHAM
S61 4RQ

Certificate Reference Number:
0330-0430-7069-1701-0002

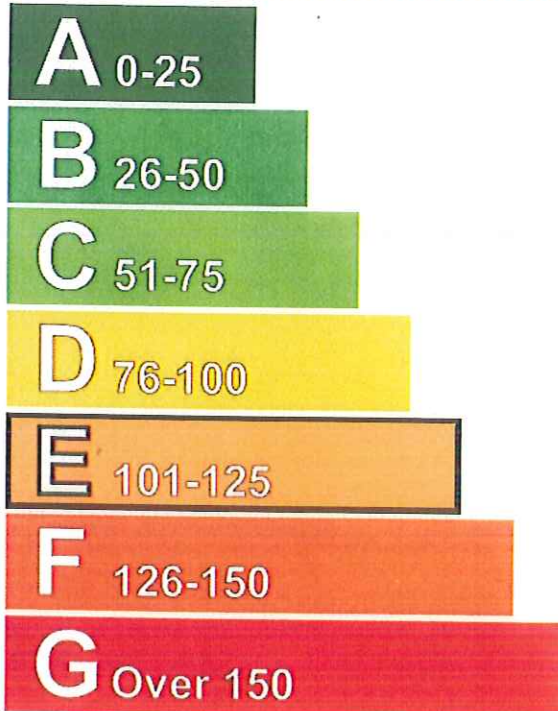
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ 104 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	126
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	166.14

Benchmarks

Buildings similar to this one could have ratings as follows:

32	If newly built
58	If typical of the existing stock

Energy Performance Certificate

Non-Domestic Building



Units 10-11
Springfield Close
ROTHERHAM
S61 4RQ

Certificate Reference Number:
0396-0218-3530-3300-6003

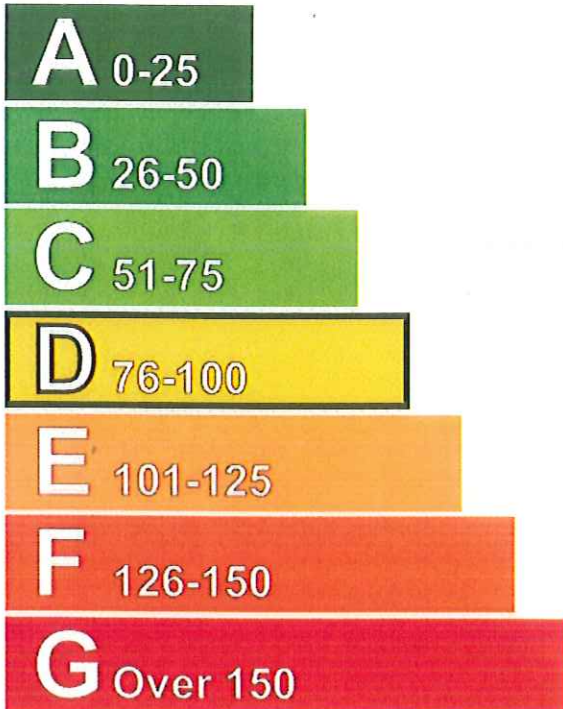
This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Net zero CO₂ emissions



◀ 86 This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	193
Building complexity (NOS level):	3
Building emission rate (kgCO ₂ /m ²):	115.87

Benchmarks

Buildings similar to this one could have ratings as follows:

32 If newly built

59 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:991 as amended

Assessment Software: ISBEM v3.5.a using calculation engine SBEM v3.5.a.0

Property Reference: 663332580000

Assessor Name: John Furniss

Assessor Number: STRO002116

Accreditation Scheme: Stroma Accreditation Ltd

Employer/Trading Name: Furniss Property Instructions Limited

Employer/Trading Address: 52, High Storrs Drive, Ecclesall, Sheffield, S11 7LL

Issue Date: 08 Sep 2010

Valid Until: 07 Sep 2020 (unless superseded by a later certificate)

Related Party Disclosure: Not related to the owner

Recommendations for improving the property are contained in Report Reference Number: 0010-6933-0430-8350-2064

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on **0800 085 2005**