



RENT
£180,000 per annum



Land at North Drive **Rotherham S60 1QF**

Leasehold | Industrial Lane | 3.6 Acres (1.45 Hectares)



TO LET



Location

The site is located immediately north of Rotherham town centre. The area is populated by a variety of industrial units which all surround Greasborough Road. Neighbouring occupiers include Eddie Stobart Biomass Storage and EAM.

Heavy goods vehicles are able to access the land via North Drive, which leads onto Greasborough Road (A6123).

The land benefits from being approximately 2.9 miles from the M1 motorway, which gives further access to the M18 and A1 (M).



Description

The land comprises of a hard standing yard which is roughly square in shape and predominantly level. The land is bounded by palisade fencing, with access via gates onto North Drive.

There is dense vegetation to the land although incentives are available for the land to be cleared.

Size

The site extends to approximately 3.6 acres (1.45 hectares).



Further information

Tenure

The property is available to lease by way of a new full repairing and insuring lease for a term to be agreed.

Guide Rent

£180,000 per annum exclusive

Business Rates

Occupiers will be responsible for paying Business Rates direct to the local authority. Please contact the Valuation Office Agency (VOA) for further information.

Services

We understand that all mains services are available close to the subject site. Although it will be the tenant's responsibility to ensure that the availability and suitability of services for connection.

Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Anti Money Laundering

The successful tenant will be required to submit information to comply with Anti Money Laundering Regulations.

VAT

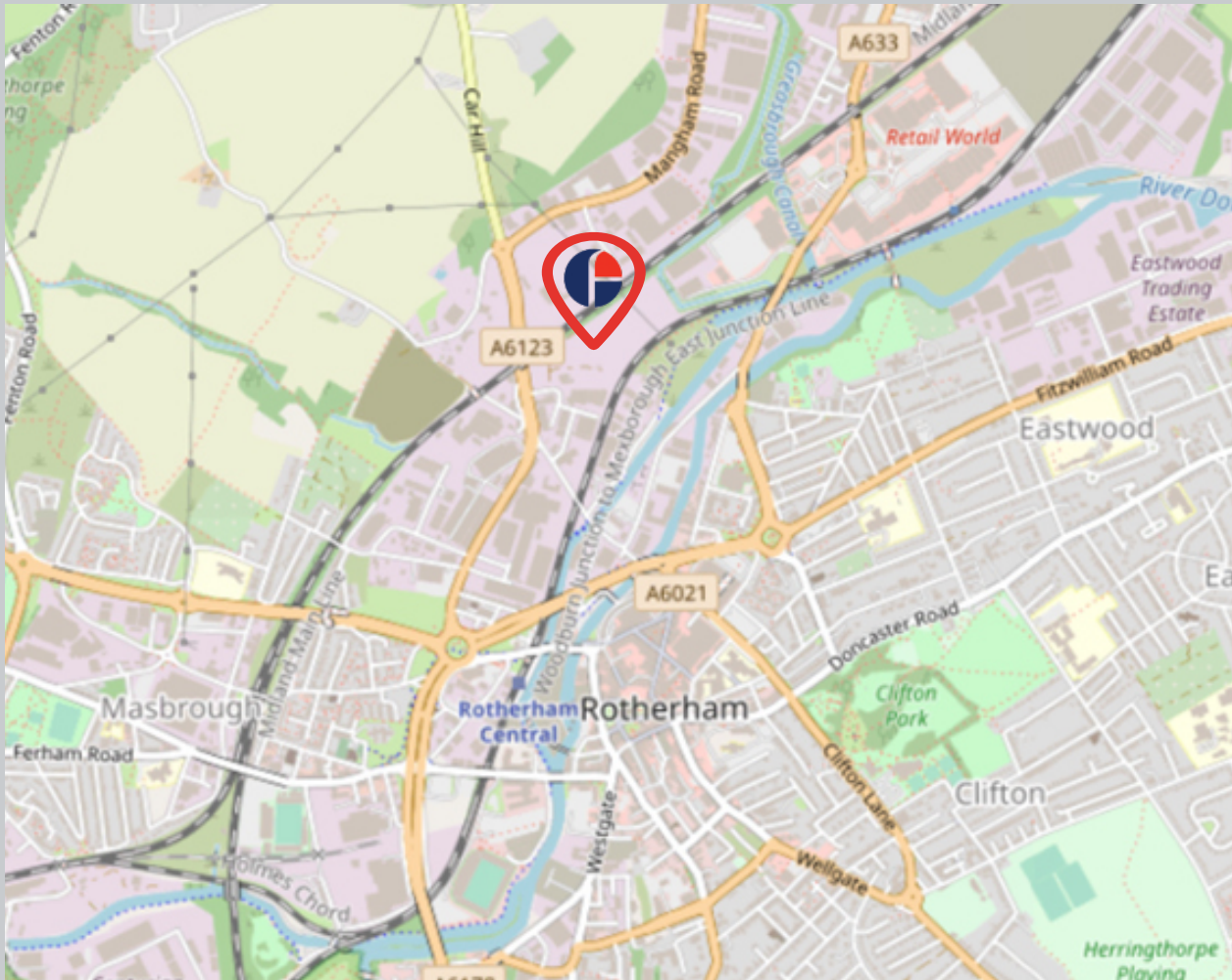
Unless otherwise stated, all prices and rents quoted are exclusive of Value Added Tax. Any intending tenant should satisfy themselves as to VAT in respect of this transaction.

Viewings

Strictly by prior arrangement with the sole agents



Land at North Drive, Rotherham S60 1QF



Approximate Travel Distances



Locations

- Rotherham Town Centre - 0.5 miles
- M1 Motorway - 2.9 miles
- Sheffield - 10.3 miles



Nearest Station

- Rotherham - 1.3 miles



Nearest Airport

- Manchester - 48 miles



Nearest Port

- Doncaster - 18.1 miles



Viewings



Jess Berry



01302 493699



07816 264496



jess.berry@fishergerman.co.uk



Jonathan Butler



01302 243926



07580 323813



jonathan.butler@fishergerman.co.uk

fishergerman.co.uk

Please Note: Fisher German LLP and its Joint Agents give notice that: 1. They have no authority to make or give any representation or warranty on any property whether on their own behalf or on behalf of their clients or otherwise. 2. They do not owe any duty of care to you and assume no responsibility for any statements, representations, warranties or otherwise made in the particulars and you should not rely on those in the particulars. 3. The particulars are produced in good faith are set out as a general guide only and do not constitute or form an offer or a contract or part thereof. 4. Any photographs, descriptions, plans, measurements, distances and any other details in the particulars are approximate estimates only taken as the property appeared at the time and should not be relied upon as factually accurate. 5. Fisher German assumes prospective purchasers/tenants have carried out inspections to satisfy themselves that the information in the particulars is correct.

Particulars dated December 2023. Photographs dated October 2023.

