



SMC
Brownill
Vickers

To Let



Small Industrial Unit close to Junction 33 of the M1 Motorway

£12,000 per annum

Unit C3 Canklow Meadows Industrial Estate, Bawtry Road, Rotherham, S60 2XL

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smcbrownillvickers.com

- Unit C3; Ground Floor 86.53 sq m (931 sq ft) plus mezzanine (49.35 sq m, 531 sq ft)
- Ideally located within one mile of Junction 33 of the M1 motorway.
- Situated off West Bawtry Road, on the outskirts of Rotherham, and close to its border with Sheffield.
- Small business rate relief should apply for an ingoing tenant



Description

The building is of a steel frame construction with brick and block work to the lower parts, and profile steel sheeting above. The unit includes an working area and further storage space to the mezzanine. Unit C3 includes a roller shutter door (approximately 3.6m x 3.68m), 3-phase, office, kitchenette and WC. Parking and loading yards to the front of the building.

Location

Canklow Meadows Industrial Estate is situated off West Bawtry Road, on the outskirts of Rotherham, and close to its border with Sheffield. It is less than 1 mile from junction 33 of the M1 Motorway, and a short distance from the junction of the M1 with the M18.

Accommodation

Name	sq ft	sq m
Ground - Ground Floor Internal Floor Area	931	86.49
Mezzanine - Mezzanine	531	49.33

Accommodation

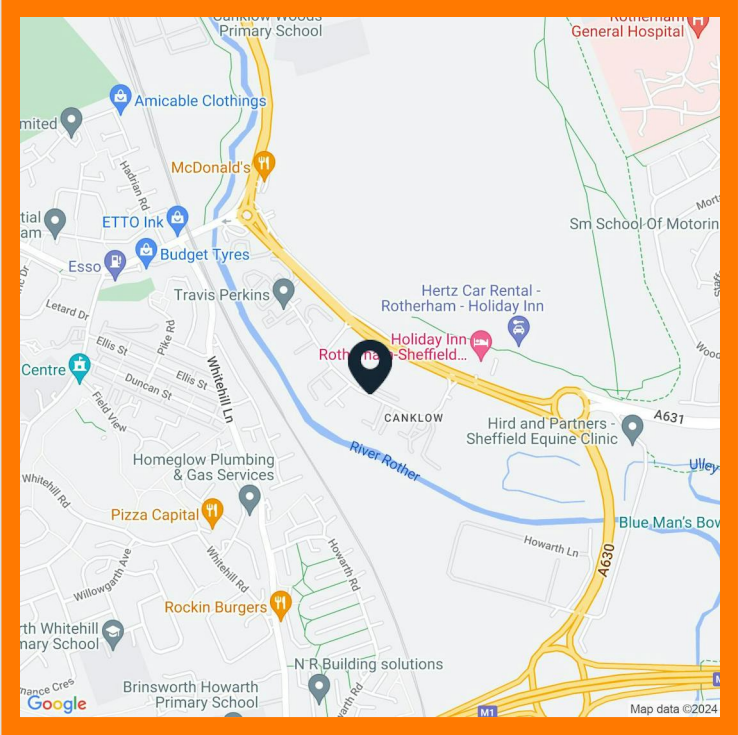
Unit C3
GF internal floor area: 86.53 sq m (931 sq ft)
Mezzanine: 49.35 sq m (531 sq ft)

Lease Terms

Unit C3 is offered on new lease for a minimum term of three years at a rent of £12,000 pa. VAT is NOT payable on the rent.

Rent

The landlord will seek a rent deposit (minimum 3 month rent deposit) to be held over the terms of the lease.



Business Rates

Rateable Value of Small Business Rates relief should be available to applicable parties

Energy Performance Certificate

D (86)

Viewing

Viewing is by prior appointment only. Please contact our agents for further information

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