



## 5A Gate Park, Great Eastern Way, Rotherham, S62 6FR

### Modern Commercial Unit

**5,041 sq ft (468.32 sq m)**

- 4 x level access doors
- 6m minimum eaves height
- Constructed in 2015
- Excellent road frontage
- Dedicated waiting area and reception
- Suitable for a variety of uses (subject to planning)

### Summary

Available Size	5,041 sq ft
Rent	Rent on application
Business Rates	N/A
EPC Rating	C

### Description

The property comprises a modern unit in an established location benefitting from the following specification;

- 4x level access doors
- 3 phase electric supply
- LED lighting
- Solid concrete floor
- Mezzanine over reception/office area
- Gas heating to warehouse and reception
- Kitchenette and WC's
- Reception and waiting area

### Location

Unit 5a provides a prominent position fronting Great Eastern Way (A6123) situated centrally within the Gate Park retail park. The premises benefits from direct connectivity to the national motorway network with junctions 33 and 34 being 4 and 5 miles away respectively.

### Accommodation

The accommodation comprises the following areas:

Description	sq ft	sq m
Workshop	4,089	379.88
Reception	952	88.44
Mezzanine	952	88.44
<b>Total</b>	<b>5,993</b>	<b>556.76</b>

### Terms

The property is available on new FRI terms to be agreed.

### Legal fees

Each party to bear their own costs in relation to the transaction.

### AML

The prospective tenant will need to satisfy the Anti Money Laundering policies of the letting agent and the landlord client. This is usually two forms of identification and confirmation of the source of funds.

### Use

Use class B2 (Vehicle Repair Centre), including MOT, servicing, tyres, batteries and exhausts. Alternative uses would be subject to landlords consent and change of use.



### Viewing & Further Information



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