



SMC
Brownill
Vickers

To Let



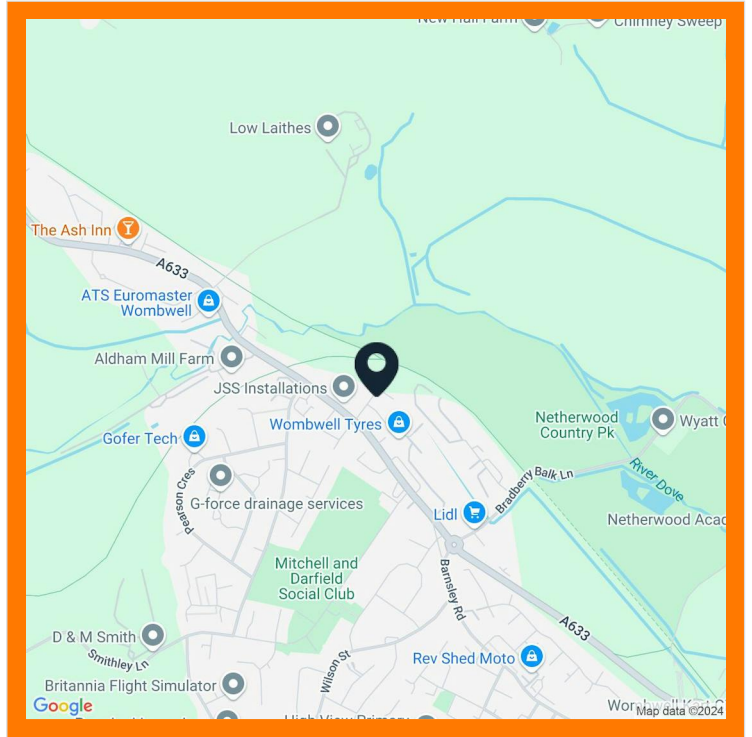
Versatile Workshop / Warehouse Unit To Let in the Wombwell area of Barnsley

£9,750 per annum plus VAT

Unit 25 Aldham Industrial Estate, Barnsley, S73 8HA
0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

smcbrownillvickers.com

- Workshop / warehouse unit ideal for small and medium sized businesses
- Within the established Aldham Industrial Estate located off Barnsley Road (A633) in the Wombwell area of Barnsley
- Front roller shutter, main space eaves of between 5.30m and 3.36m, and front parking area
- Available on a new lease
- Small business rate relief should apply



Description

The property comprises an end terrace warehouse / workshop unit within a multi-let industrial estate.

Each unit benefits from front car parking / yard space for delivery / loading. Internally the property includes open plan space with WC facilities. The space benefits from a maximum eaves height of 5.30m and minimum eaves height of 3.36m. The unit benefits from front electric roller shutter door (2.9m width and 3.3m height) and side personnel door. Car parking area to the front.

Location

The property is located off Barnsley Road (A633), which is a key route running to the south of Barnsley, in the Wombwell area, linking to the A6195 (to the south) and Doncaster Road (to the north). The property is approximately 2km from Dearne Towns Link Road (A6195), 8.5km from Junction 36 of the M1 Motorway, 14km from Junction 36 of the A1, and positioned for good access to travel across south Yorkshire.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - 25	902	83.80
Total	902	83.80

Rating Assessment

From the information obtained from the Valuation Office Agency website the demise is rated as follows:-

Address: Unit 25, Aldham Industrial Estate, Mitchell Road, Wombwell, Barnsley, South Yorkshire, S73 8HA
 Description: Workshop and Premises
 Rateable Value: £5,400

Small Business Rates relief should be available to applicable parties, although we would advise prospective parties to verify the matter with the local rating office.

Lease Terms

Available to let by way of a new lease on terms to be agreed. PLEASE NOTE: The landlord does not wish to permit any further automotive repair or related uses on site

Rent

£9,750 per annum plus VAT.

Rent Deposit

The landlord will seek a rent deposit to be held over the terms of the lease.

Service Charge

The annual service charge to cover external repairs and maintenance of common parts, attributable to Unit 25 is approximately £TBC plus VAT for the current year.

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful tenant.

Business Rates

Further information is available upon request.

Energy Performance Certificate

E (115)

Viewing

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

further information

Francois Neyerlin

0114 281 2183

francois.neyerlin@smcbrownillvickers.com

