



**Warehouse / Light Industrial Unit To Let in the
Dearne Valley area of South Yorkshire available
now!**

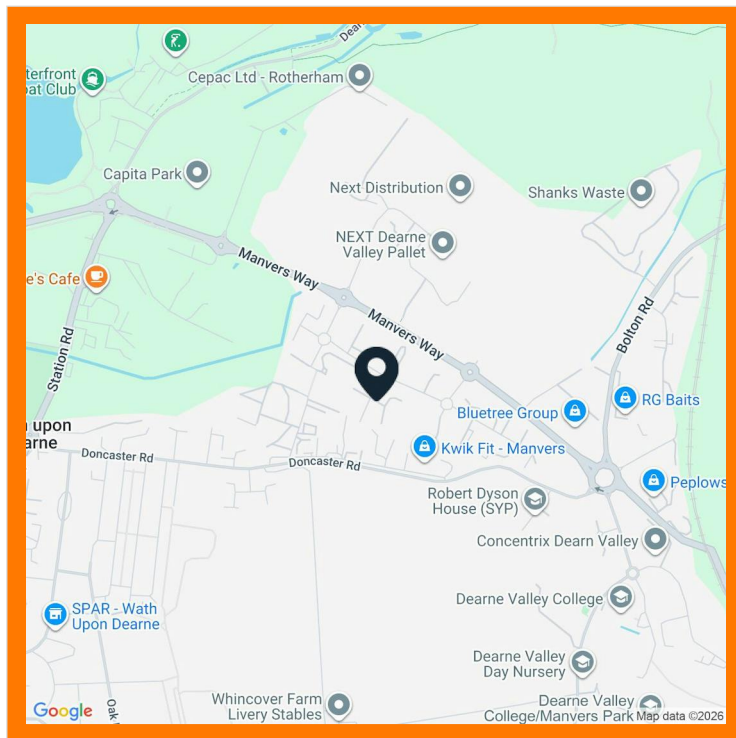
£11,950 per annum plus VAT

Unit 3 Silverwood Court, Fairfield Park, Wath upon
Dearne, Rotherham, S63 5DB

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smcbrownillvickers.com

- Modern warehouse / light industrial unit ideal for small & medium sized businesses
- Located off Fairfield Park which provides access to the A6023 (Manvers Way) in the Dearne Valley area of South Yorkshire
- Front roller shutter with warehouse space eaves height of approximately 5.4m to 6.24m
- Small business rate relief should apply
- Available on a new lease



Description

The property comprises a mid terrace warehouse unit within a multi-let industrial estate comprising of 8 units built in the early 2000s. The estate is arranged with a central access road with car parking/delivery access to the front. The property is of steel portal frame construction with profile metal sheet-clad elevations under a pitched roof. Internally the property provides a clear open plan working area with an eaves height, minimum of 5.4m and maximum of 6.24m, with front roller shutter access. WC facilities and kitchen point within the unit.

Car parking area to the front with approximately three parking spaces. Roller shutter door height of 4m and width of 4m. The unit benefits from 3-phase, water and drainage.

Location

The property is located off Fairfield Park which provides access to the A6023 (Manvers Way), which is one of the main arterial roads running through Deane Valley area of South Yorkshire. The property is approximately 3km from Deane Towns Link Road (A6195), 10km from Junction 36 of the M1 Motorway, 11km from Junction 36 of the A1, and positioned equidistant of Barnsley, Rotherham, and Doncaster.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Unit - Unit 3	1,547	143.72
Total	1,547	143.72

Rating Assessment

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

Address: Unit 3, Silverwood Court, Farfield Park, Wath-upon-dearne, Rotherham, South Yorkshire, S63 5DB
Description: Warehouse and premises
Rateable Value: £8,400

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

£11,950 per annum plus VAT.

Rent Deposit

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

Service Charge

The annual service charge to cover external repairs and maintenance of common parts, attributable to Unit 3 Silverwood Court is approximately £1,550 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

Rateable Value of £8,400 Small business rate relief should apply

Energy Performance Certificate

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