



Brownill Vickers

A Company of Values Since 1884



TO LET

WAREHOUSE UNIT with yard

Offers Around
£27,500 pa
plus service charges, insurance & VAT

**Call: 01226 242929 or
0114 2903306**

Email: phil.simpson@brownillvickers.com
www.brownillvickers.com

**Unit 4 Aldham Industrial Estate
Mitchell Road, Wombwell**

Barnsley

S73 8HA

- 664.34m² (7150 sq ft) GIA
- 5.2m eaves height
- Established location
- Compound and mezzanines included



RICS



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Situation & Description

It comprises a substantial end terraced unit suitable for a variety of uses. It lies within an established industrial estate.

- 2km from Dearne Towns Link Road.
- 8.5km from Junction 36 of M1.
- 14km from Junction 36 of A1.
- Secure estate with CCTV.

Accommodation

Briefly the accommodation comprises: -

Warehouse 587.69m² (6325 sq ft)

- Entrance Lobby.
- Offices/Reception.
- 5.2m to eaves.
- WC block.

Front Mezzanine 41.65m² (448 sq ft)

Rear Mezzanine 35m² (378 sq ft)

External

Forecourt with dedicated bays and hard surfaced service area. Secure gated compound to side with hard surface and security lighting.

Services

Mains electricity (including 3-phase electricity), water and drainage services are believed to be connected. None of the services have been tested and we are therefore unable to issue any warranties as to their condition and serviceability.

Brownill Vickers represents a multi-faceted firm of Chartered Surveyors, Valuers and Property Agents. The practice focuses on providing agency, investment and transactional expertise as well as lease advisory, real estate management and valuation services across all property sectors. Niche specialist advisors to the Licensed and Leisure Industries.

A company of values. Est 1884

Licensed & Leisure | Commercial | Residential

Rateable Value

The property is described within the Rating List as Warehouse and Premises with a currently adopted Rateable Value of £20,250.

Energy Performance Certificate

At the time of preparing this information an EPC was being produced and will shortly be available for inspection from our office.

Service Charges

Service charges payable for this unit in the current accounting period are approximately £2,635.81pa to cover the maintenance of common parts. The tenant contributes £596.87 or thereabouts to the Landlord's current building insurance premium for the estate. These charges incur VAT at the appropriate rate.

Lease Terms

The property is available by way of a new lease, the terms of which are negotiable. The Landlord requires a rent deposit of at least 3 months' rent plus VAT from the ingoing tenant. Lease duration is for a minimum of 5 years although consideration will be given to a break option at its midpoint.

Viewing

Please contact the sole agents Brownill Vickers for further information on 01226 242929 or 0114 290 3306.

email: phil.simpson@brownillvickers.com.

Viewing is by prior appointment only.

Prepared January 2021.

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