

TO LET

From £6,840 Plus VAT Per Annum

Range of Industrial Units, Norwood Court, Killamarsh, Sheffield, S21 2JH



- Range of Industrial Units
- 570 sq ft - 675 sq ft Available
- Established Commercial Location
- Roller Shutter Door
- Good Transport Links
- On-Site Parking
- Three-Phase Electricity
- Suitable For a Variety of Uses (STP)

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Wellington Circus
Nottingham
NG1 5AL

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www.commerciallist.co.uk



**Commercial
List**



LOCATION

Norwood Court is accessed off Rotherham road (A618) approximately 1 mile from Killamarsh town centre and provides easy access to junction 31 of the M1. Occupiers within the immediate vicinity include Veolia, Hydrainer Pumps Ltd and Powertech Industrial. The wider area is of mixed use comprising a variety of residential, shops, commercial units, café's and restaurants. The estate benefits from excellent transport links with the M1 and A57 close by.

Killamarsh is a town located approximately 11 miles south east of Sheffield, 32 miles north of Nottingham and 43 miles south of Leeds.

DESCRIPTION

There are two units available which are of steel portal frame construction with brickwork / block walls under a pitched roof. The accommodation comprises a main workshop / storage area with W.C to the rear. The units benefit from the following features;

- Secure gated estate
- Roller shutter door
- Three-phase electricity

ACCOMMODATION

We have been informed that the approximate gross internal floor areas are as follows;

D7 - 92.95 sq m (570 sq ft)

E2 - 62.70 sq m (675 sq ft)

SERVICES

We understand that mains electricity, water and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Commercial List and prospective lessees must rely on their own investigations as to their existence and condition.

BUSINESS RATES

From enquiries made through the Valuation Office website, we understand that the following rating assessment applies;

Rateable value: tbc

The units should be eligible for small business rates relief. However, interested parties should make their own enquiries as to the amount of rates payable.

TERMS

The units are available TO LET on a new full repairing and insuring lease for a minimum 3 year term at an asking rent of £6,840 plus VAT per annum for unit D7 and £8,100 plus VAT per annum for unit E2.

EPC

Energy ratings;

D7 - C

E2 - TBC

VAT

We understand that VAT is payable on the rents.

LEGAL COSTS

Each party to pay their own legal costs incurred.

VIEWING

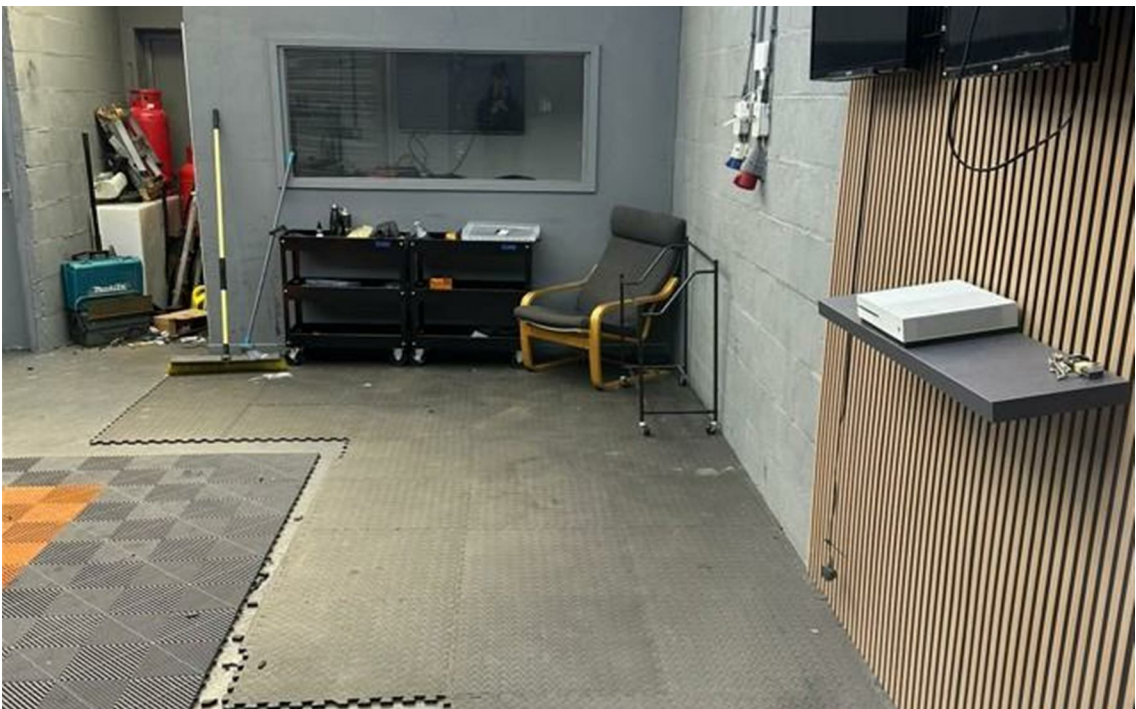
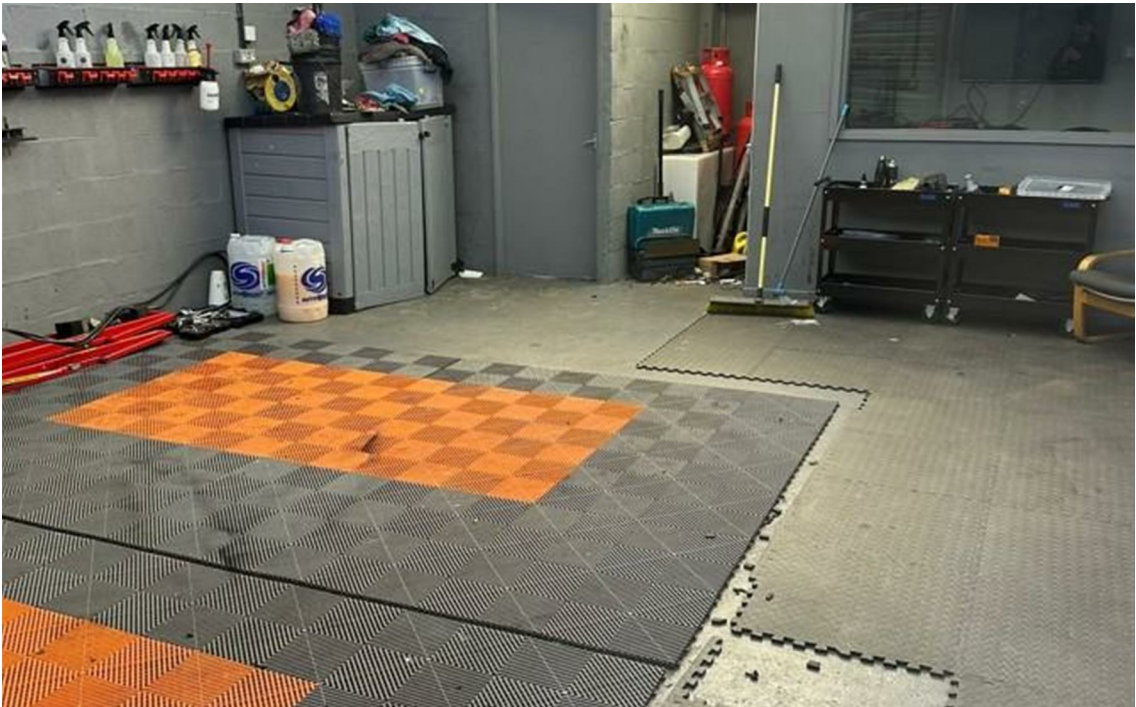
For an appointment to view or further information please contact;

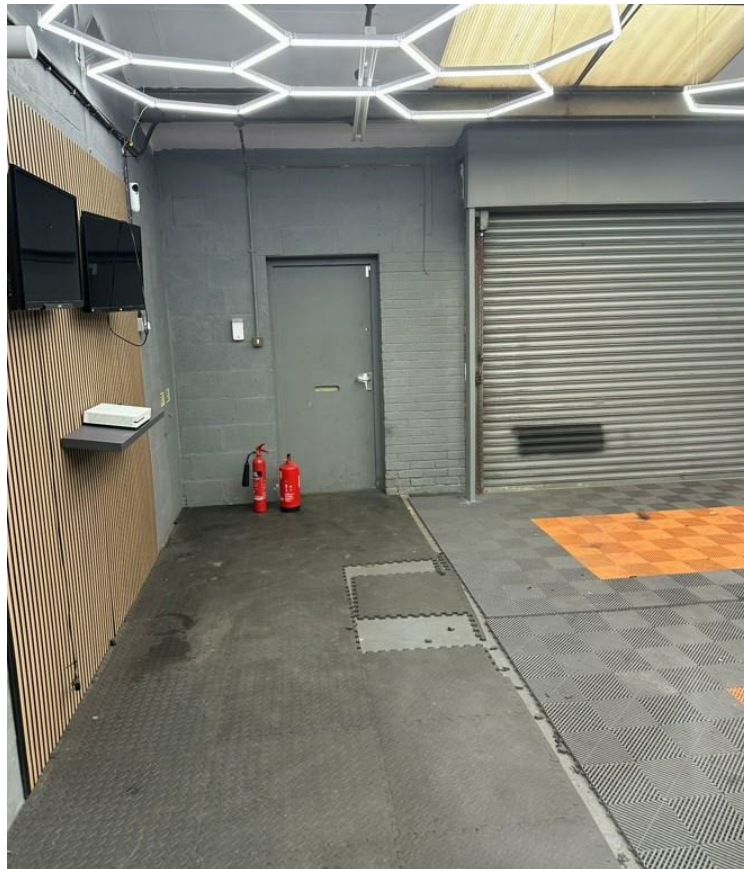
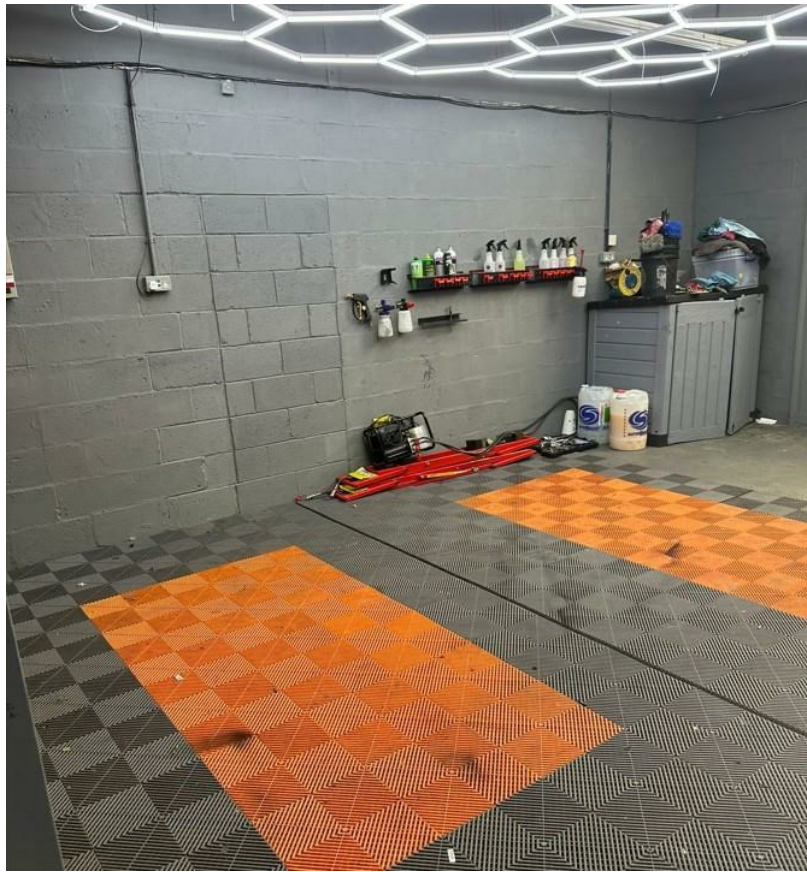
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e: enquiries@commercialist.co.uk t: 0115 784 352

AGENT NOTES

Please note, by submitting an enquiry regarding this property you agree that we may send your details to the freeholder / landlord / managing agent of this property so they may contact you in order to answer any questions or arrange a convenient viewing time. Furthermore, these Particulars are believed to be correct, but their accuracy cannot be guaranteed, and they do not constitute an offer or a contract.





IMPORTANT NOTICE – Commercial List for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given by the vendor or lessor in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Commercial List has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Commercial List, nor enter into any contract on behalf of the vendor.
4. We have not carried out a structural survey and any fittings, appliances and services mentioned have not been tested. All photographs and floorplans are given as a guide only and should not be relied upon for the purchase of any furnishings.
5. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

PLEASE NOTE: by submitting an enquiry regarding this property you agree that we may send your details to the landlord of this property so they may contact you in order to answer any questions if necessary, or arrange a convenient viewing time.