

COMMERCIAL
RESIDENTIAL

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CONSULTANCY

TO LET

Workshop/ Warehouse



**Unit E, Wath West Industrial Estate, Derwent Way,
Wath Upon Dearne, Rotherham, S63 6EX**

Rent: £13,750 Per Annum

- 381 sq m (4,101 sq ft)
- Flexible Terms
- 3.5m Eaves
- 3 Phase Electrical Supply

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LOCATION

Wath West Industrial Estate is situated to the west of Wath Upon Dearne off the A633 Wath Road and is a short distance from the A6195 Dearne Valley Parkway providing excellent links to the motorway network.

The premises are situated on the Wath West Industrial Estate with access gained off Derwent way.

DESCRIPTION

The property comprises a modern purpose build light industrial/warehouse unit constructed of brick and blockwork walls under a sloping roof covered with profile sheets which are insulated.

The unit has a internal eaves height of approximately 3.50 m. Vehicular access to the unit is via a steel roller shutter door with a width of approximately 3.79 m and a height of approximately 3.38 m.

ACCOMMODATION

Workshop/warehouse, Toilets	381.01 sq m	4,101 sq ft
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SERVICES (not tested)

Mains water, 3-phase electricity and drainage are connected to the property.

VAT

All prices, premiums and rents etc are quoted exclusive of VAT at the prevailing rate.

RATING

Rateable Value - £12,250
Rates Payable 2018/19 - £5,880

(Interested parties should confirm the details with the Local Rating Authority as rateable values can change and may be subject to transitional relief.)

TERMS

The premises are available on a new full repairing and insuring lease for a new term to be agreed.

There is a service charge for the unit that equates to approximately 10% of the rent.

LEGAL COSTS

The tenant is to be responsible for the landlord's reasonable legal costs.

EPC

An Energy Performance Certificate is in the process of being prepared. Please contact the agents for further information.

VIEWING AND FURTHER INFORMATION

Andrew Corbett
Smiths Chartered Surveyors
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IMPORTANT

Misrepresentation Act: The particulars in this brochure have been produced in good faith, are set out as a general guide and do not constitute the whole or part of any contract. All liability, in negligence or otherwise, arising from the use of the particulars is hereby excluded.

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