

0114 2449121

eddisons.com

INDUSTRIAL AND OFFICES - TO LET

Eddisons



BOOKERS WAY, DINNINGTON, SHEFFIELD S25 3SH

Rent: £5.00 per sq ft per annum exclusive

- Industrial unit of 5,123 sq ft (476 sq m)
- First Floor Offices - 1,475 sq ft (637 sq m)
- Only 5 minutes from Junction 31 of the M1 Motorway

LOCATION

Bookers Way is the principal estate access road to Todwick Industrial Estate which is located on the B6463 ½ mile west of Dinnington and within 3 miles of Junction 31 of the M1 Motorway.



DESCRIPTION

The property comprises an industrial complex known as Trade B which comprises an industrial complex with offices to the front. The properties currently available are Unit 19 comprising a high bay industrial unit with mezzanine storage and three phase electricity but no office or WC facility and providing an ideal warehouse facility. There is a first floor suite of self-contained offices with central corridor, a range of 9 offices with kitchen and WC amenity area.

The buildings stand to the centre of a large secure site with ample car parking and access.

SERVICES

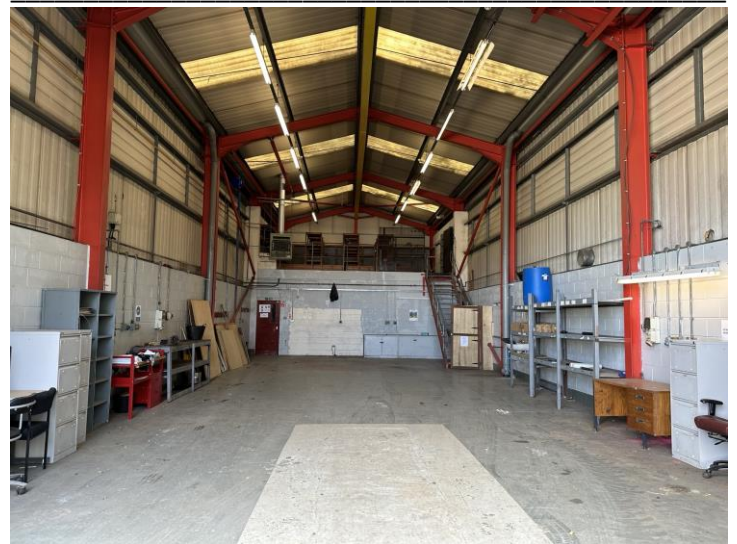
Mains electricity, gas and water are believed to be available to the premises.

Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

ACCOMMODATION

All measurements are approximate prepared on a gross internal area basis. IPMS areas are available on request.

	M ²	SQ FT
Unit 19, Bookers Way		
Industrial Unit GIA	475.95	5,123
Additional Mezzanine Store	82.96	893
First Floor Offices	137	1,475
Total	695.91	7,491



RENT

Unit 19, Bookers Way - £30,000 per annum exclusive

Offices - £7,500 per annum exclusive

VAT

We understand that VAT will be charged on the rental and or any other payments.

LEASE TERMS

The property is available on a new 3, 6 or 9 year lease with three year rental reviews.

BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has a rateable value:

Offices – RV - £18,000

Workshop – RV - £11,750

For more information, visit eddisons.com
T: 0114 2449121

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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TENURE

Leasehold

LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

EPC

Unit 19, Bookers Way has an EPC rating of C valid until 28 July 2026.



ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

VIEWING

Strictly by appointment with the sole agents:- Eddisons

1 Blackburn Road

Sheffield

S61 2DW

Contact: George Thompson

George.Thompson@eddisons.com

(0114) 2449121

Ref: 1223516

For more information, visit [eddisons.com](https://www.eddisons.com)

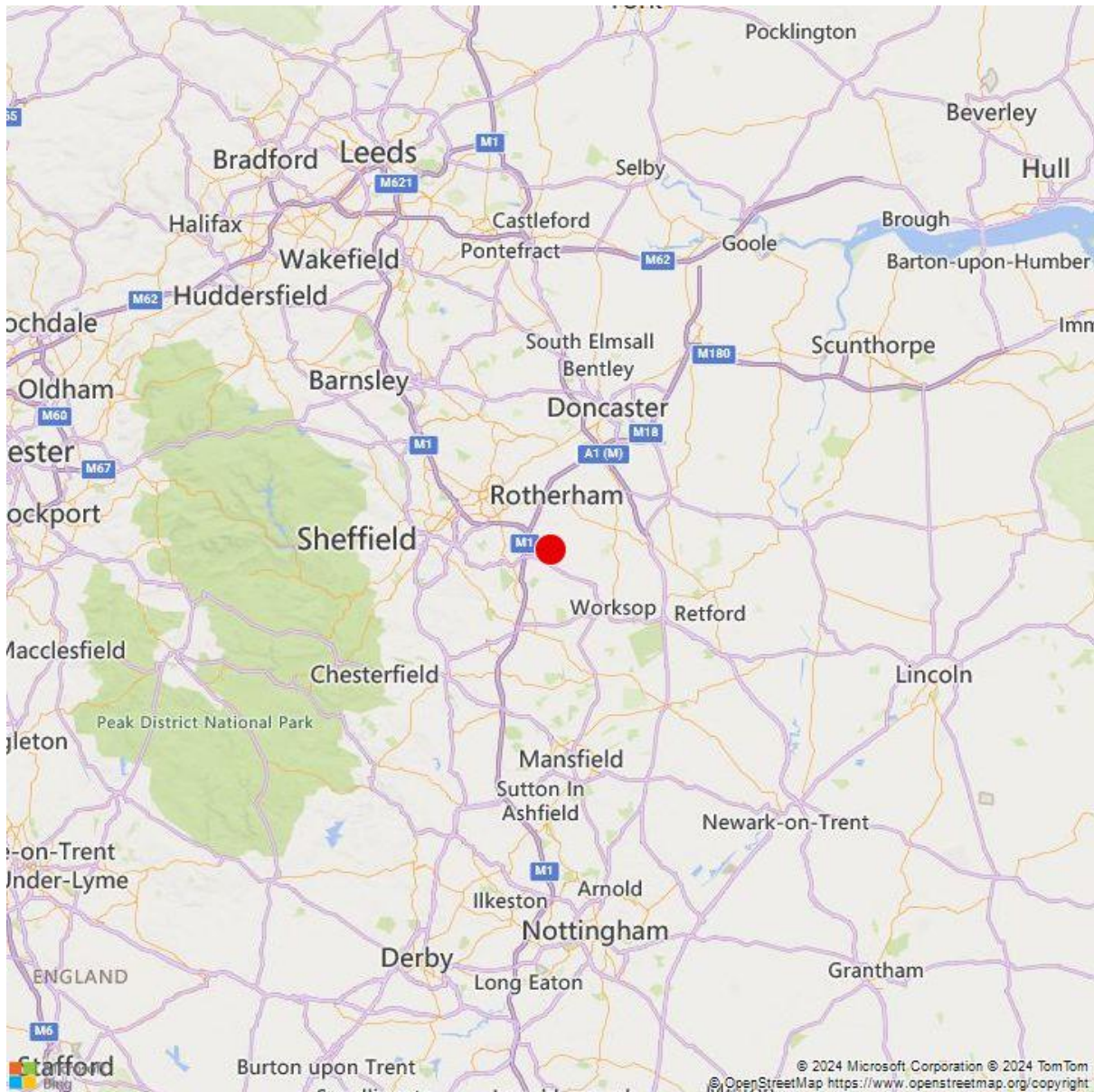
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