

0114 2449121

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INDUSTRIAL - TO LET

Eddisons



**UNITS B C & D, CROWN WORKS, ROTHERHAM ROAD, BEIGHTON, SHEFFIELD S20 1AH**

**Rent From: £17,000 - £55,000 pa    Size: 3,377 - 10,498 sq ft (313.72 - 975.26 sq m)**

- 3 Modern Light Industrial Units
- Secure Yard
- Located close to Mosborough Expressway
- Excellent access to the Motorway and M1 Junction 31
- Available on new lease from January 2026

## LOCATION

The property is located close to the junction with Rotherham Road and Mosborough Parkway (A57) within the Industrial Complex known as Crown Works. Mosborough Parkway leads to Chesterfield Road and Aston Bypass leading to Junction 31 of the M1 within 2 miles distant. Sheffield City Centre lies approximately 6 miles to the west with the town centre being 5 miles due north.



## DESCRIPTION

The property comprises a terrace of 3 self contained light industrial units of steel portal frame construction with eaves of 5.1 metres being surmounted by pitched open span roof over. Each unit is arranged with ground and first floor office, amenity accommodation and has painted shop floor, LED lighting and is unheated.

Each unit benefits from roller shutter commercial vehicle access door to the front. Externally, there is a larger than average yard which is shared between the 3 units being bounded by palisade fencing to the side and front with large double opening access gates.

## SERVICES

We understand the property benefits from mains three phase electricity and mains water.

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 approximately prepared on a gross internal area basis.

	SQ FT	M <sup>2</sup>
<b>Unit B – Industrial Unit</b>		
<b>Ground Floor</b>		
2 W.C's		
<b>First Floor</b>		
Office	2,946	273.74
Rear Mezzanine	754	70
<b>Total Area</b>	<b>3,700</b>	<b>343.74</b>

<b>Unit C – Industrial Unit with Office and Kitchen</b>		
<b>First Floor</b>		
Offices	3,012	279.81
Kitchen	409	37.99
<b>Total Area</b>	<b>3,421</b>	<b>317.81</b>

<b>Unit D – Industrial Units</b>		
<b>Ground Floor</b>		
Reception Office, Kitchen and W.C.	3,029	281.39
<b>First Floor</b>		
3 Offices	348	32.33
<b>Total Area</b>	<b>3,377</b>	<b>313.72</b>

<b>Total Area of all 3 Units</b>	<b>10,498</b>	<b>975.27</b>
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## RENT

Unit B - £17,000 per annum  
Unit C - £19,000 per annum  
Unit D - £19,000 per annum

For more information, visit [eddisons.com](http://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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## SERVICE CHARGE

There will be a Service Charge payable monthly in advance for common costs on the estate.

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## VAT

We understand VAT will be charged on the rental and fees detailed above.

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## LEASE TERMS

The property is available by way of a new 3, 6 or 9 year fully repairing and insuring lease with 3 yearly rental reviews.

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## BUSINESS RATES

We understand from internet enquiries made from the VOA website that the property has rateable values of:-

Unit B - £13,750

Unit C - £16,500

Unit D - £16,000

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## TENURE

Leasehold

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## LEGAL COSTS

The ingoing tenant will be responsible for the landlord's reasonable costs in connection with the transaction.

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## EPC

Unit B - C (67)

Unit C - C (66)

Unit D - C (57)

The above Energy Performance Certificates all expire on the 30 June 2032.

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## ANTI-MONEY LAUNDERING

The prospective tenants will be required to provide proof of ID to comply with anti money laundering legislation

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## VIEWING

Strictly by appointment with the sole agents:- Eddisons

1 Blackburn Road

Sheffield

S61 2DW

Contact: George Thompson

george.thompson@eddisons.com

(0114) 2449121 Mobile - 07831 446 313

Ref: - 1234222

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

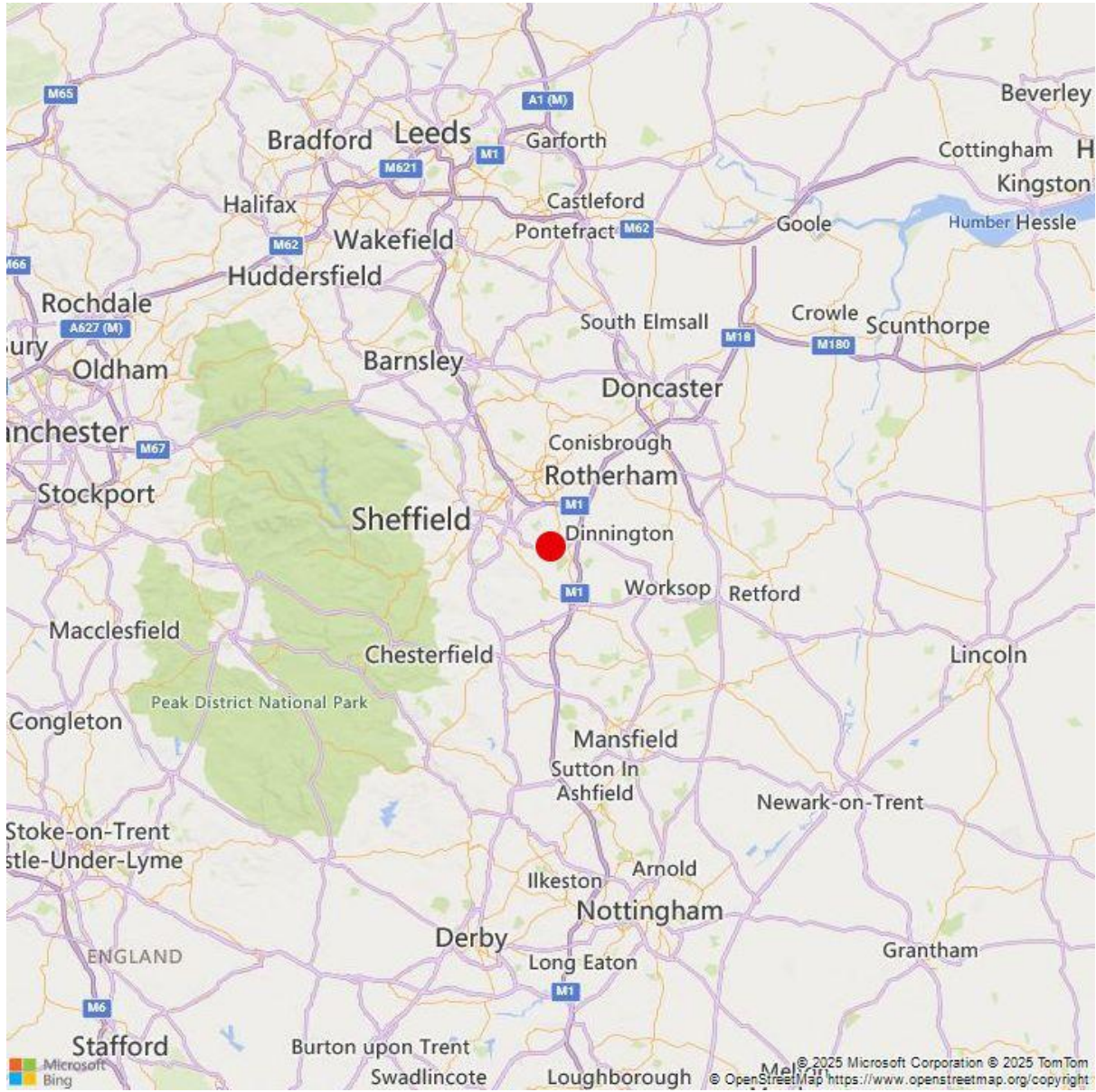
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