



# TO LET

## INDUSTRIAL / WAREHOUSE UNIT

### 7,081ft<sup>2</sup> (657m<sup>2</sup>)



**UNIT 1  
HENLEY GROVE INDUSTRIAL ESTATE  
HENLEY GROVE ROAD  
ROTHERHAM  
S61 1RS**

web. [www.bht.uk.com](http://www.bht.uk.com)

address. 51a St. Pauls Street, Leeds, LS1 2TE

tel. 0113 244 9020 fax. 0113 244 1104

## LOCATION

Henley Grove Industrial Estate is located approximately 1.5km (0.9 miles) to the west of Rotherham Town Centre. It benefits from excellent road communications with junction 34 of the M1 motorway located approximately 2.5 km (1.5 miles) to the south west which provides access to the M62 motorway to the north and the M18 motorway to the south.

The property is situated in a predominantly industrial area to the south of the A629 Wortley Road and is within close proximity to a number of other estates.

## DESCRIPTION

The Estate consists of four units with car parking and service areas provided in the yard area. The estate is secure and gated with a palisade fence surround.

The building is constructed via a steel portal frame, complete with part brick/block walls and a pitched metal deck roof, with a minimum eaves height of 3.5 metres extending to 3.85 metres. Office content on the ground floor is newly refurbished and well maintained. There is additional office/storage accommodation complete with kitchenette constructed at mezzanine level above the existing office accommodation.

## ACCOMMODATION

The following measurements have been made in accordance with the RICS Code of Measuring Practise and are provided on a Gross Internal Area basis:-

Unit/Warehouse	6,065 sq.ft.	563 sq.m
Office	789 sq.ft.	73 sq.m.
Mezzanine level	<u>227 sq.ft.</u>	<u>21 sq.m.</u>
<b>Total</b>	<b>7081 sq.ft.</b>	<b>657 sq.m.</b>

## RATING

From our enquires with the Local Rating Authority, we are informed the unit is assessed as follows:-

Rateable Value	£19,250.00
Rates Payable 09/10	£ 9,336.25

## TERMS

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

## RENTAL

The rental value of the property stands at **£35,000 pax** plus VAT. In addition there is a service charge which covers the common repairs, maintenance and management of the estate, details of which are available on request.

## LEGAL COSTS

Each party to be responsible for their own costs

## VAT

All prices and rents quoted are exclusive of, but may be subject to, VAT.

## VIEWING

By appointment with the sole agents Brackenridge Hanson Tate - 0113 244 9020  
[Ref: Mike Smith - [mike.smith@bht.uk.com](mailto:mike.smith@bht.uk.com)]

**SUBJECT TO CONTRACT**  
**updated: July 2009**

# b|h|t

brackenridge  
hanson tate

