

INDUSTRIAL / WAREHOUSE PREMISES

TO LET.

UNIT 6 • ROWMS LANE •
SWINTON • MEXBOROUGH •
S64 8AA •



- Industrial / Warehouse Unit
- 289 Sq M (3,116 Sq Ft)
- Established Industrial Location

- Suit Various Uses
- Good Road Links
- Fenced & Secure Yard



LOCATION

The property is situated in well established industrial location.

The regions motorway networks are within easy reach, with Junction 36 of the A1 and J34 of the M1 within 15 minutes drive. Rotherham city centre is 5 miles away (approximately 12 minutes), Doncaster is 7 miles away (approximately 15 minutes), and Sheffield is 14 miles away (approximately 30 minutes).

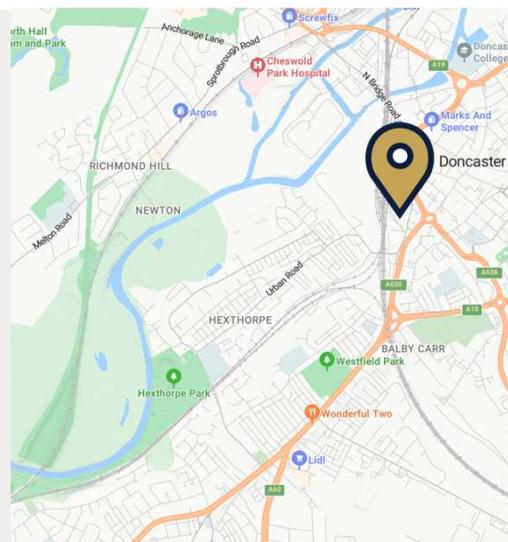
DESCRIPTION

Industrial unit comprising of an open plan warehousing space with a roller shutter. The unit also benefits from the below specification:

- Open plan warehouse space
- WC and office block
- Secure and fenced yard
- 24-hour access

ACCOMMODATION

289 Sq M (3,116 Sq Ft)



SAT NAV: S64 8AA
/// **EXPECT.RAILS.EQUAL**



RENT / TERMS

Asking rent: £24,000 per annum exclusive on terms to be agreed.

BUSINESS RATES

Rateable Value: £15,750

This is the rateable value for the property. It is not what its payable in business rates or rent.

VAT

VAT is payable.

SERVICES

Mains water and electricity and 3 phase power will be connected to the property.

EPC

Rating: TBC

AML

Tenants will have to supply information to comply with AML Regulations.



VIEWINGS

By appointment with the Sole Agents below:

Ben Flint

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