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## NEW INDUSTRIAL UNITS TO LET or FOR SALE

**BROOKFIELDS WAY, MANVERS, ROTHERHAM, S63 5DL**

**3,784 sq ft to 7,568 sq ft**



### **SITUATION**

Brookfields Light is situated in the heart of the Dearne Valley midway between Rotherham, Doncaster and Barnsley. Communications links throughout the area are excellent and these are complemented by easy access to Junction 36 M1 and Junction 37 A1 (M).

The Dearne Valley has already attracted significant investment from companies including Next, Ventura, Cepac, Maplins and Garnett Dickinson.

### **DESCRIPTION**

Brookfields Light forms part of a larger development by St Paul's Developments and comprises a range of modern industrial units with office space.

The units are built on a steel portal frame with steel profile insulated roofing and wall cladding.

They are well specified to comply with Disability Discrimination Act requirements including fully fitted offices with reception area, WC accommodation and passenger lifts between floors on the two storey offices.

The warehouse areas have 19'6" eaves height, concrete floor with loading to 35kn/sq m, electric roller shutter doors etc.

There are generous external concrete aprons with parking, circulation and loading provision.

## AVAILABILITY

Unit	Type		Size (Sq Ft)	Comment
8a/8b	Detached	GF	7568	Can split into two parts. Only one office section at present.
9a	Semi detached	GF	3956	Includes split level height clearance below part of offices.
		FF	1084	
			5040	

## SERVICES

Mains services comprising water, drainage, gas and electricity are connected.

Tenants will be required to provide heat and light to the production areas.

## TERMS (Subject to Contract and Board Approval)

The units are available either For Sale or To Let as follows:

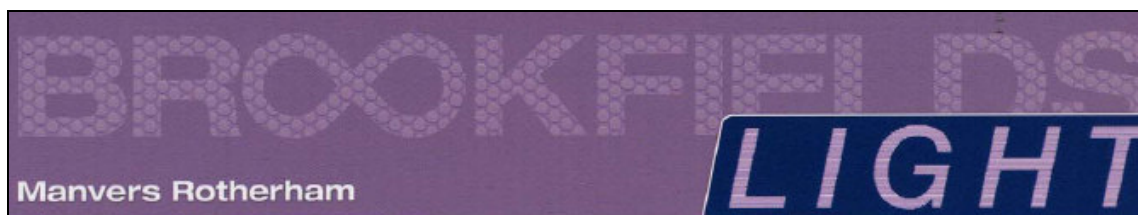
Unit	Rent	Price
8a	£20,000 per annum	£340,000 (Three Hundred and Forty Thousand Pounds)
8b	£20,000 per annum	£340,000 (Three Hundred and Forty Thousand Pounds)
9a	£26,500 per annum	£455,000 (Four Hundred and Fifty Five Thousand Pounds)

Leases will be for a preferred period of five years on tenants full repairing and insuring terms.

Terms will be quoted on application if 8a and 8b are to be transferred as a single entity.

## VIEWING

By appointment with Chris Rowlands & Co. 01226 791984 or the joint agents Knight Frank 0114 272 9750 or Lambert Smith Hampton 0114 275 3752.



### IMPORTANT NOTICE

Chris Rowlands & Co. as agents for the owner of the property referred to in these particulars, and for themselves and their servants, give notice that:

1. These particulars are provided as a general guide to the property and shall not hereafter become part of any offer or contract.
2. The statements made herein are provided in good faith but without any responsibility whatsoever. It is for the prospective buyer or tenant to satisfy itself by inspection or otherwise as to the accuracy and fullness of the statements made herein and must not, in entering into a contract, or otherwise, rely upon these particulars as statements or representations of fact.
3. If for any reason an interested party wishes to rely on any aspect of the particulars or any statement at any time without further investigation then such interested party should seek written confirmation from Chris Rowlands & Co. who reserve the right to charge a fee as appropriate.
4. Neither the owner, nor Chris Rowlands & Co. or their servants has any authority express or implied to make or give any representations or warranties in respect of the property.
5. In the event of any inconsistency between these particulars and the conditions of sale, the latter will prevail.
6. Chris Rowlands & Co. has not made any investigation into the existence or otherwise of any matter concerning pollution and/or potential contamination of land, air or water and neither has any structural survey been carried out. We are unable to comment as to whether the property is free from deleterious materials. Any references to condition are provided for informal guidance only and are given without responsibility. The prospective buyer or tenant is to be responsible for satisfying itself in these regards.
7. Where measurements and floor areas are stated they have been carried out using a digital measuring device and are in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition. Measurements and floor areas are provided in good faith for guidance purposes only and a prospective buyer or tenant should satisfy itself as to the accuracy of the measurements and floor areas stated.
8. The prospective buyer or tenant should satisfy themselves as to the status of the property for VAT purposes.