TO LET

Modern industrial unit.

2,421 ft² (224.92 m²)

Unit 5, Hutton Business Park, Chesterton Road, Eastwood Trading Estate, Rotherham, S65 1SE.
LOCATION
Hutton Business Park is accessed off Chesterton Road, and forming part of the long-established and successful Eastwood Trading Estate, to the east of Rotherham. The development is accessed off the A630 which is one of the main trunk roads leading from the town to Doncaster. Rotherham town centre is situated approximately one mile to the south west.

BRIEF DESCRIPTION
The development comprises a former print works which has been refurbished to provide business units being suitable for a variety of B1 and B2 uses including trade counter, and industrial. The unit benefits from electric roller shutter door access, offices, a kitchenette, separate gender toilets and 24-hour access.

ACCOMMODATION
Approximate gross internal floor area:

<table>
<thead>
<tr>
<th>Unit</th>
<th>ft²</th>
<th>m²</th>
</tr>
</thead>
<tbody>
<tr>
<td>5</td>
<td>2,421</td>
<td>224.92</td>
</tr>
</tbody>
</table>

RATING ASSESSMENT
We have consulted with the Valuation Office Agency and understand the property has a rateable value of £10,250 and is listed as "Workshop & Premises". Please note this figure does not constitute the business rates payable.

It is possible small business rates relief may be available and interested parties should contact the Business Rates Department at Rotherham Metropolitan Borough Council on 01709 823579 for further details and confirmation.

SERVICES
Mains electricity, water and drainage are understood to be supplied and connected. We would however recommend all interested parties to satisfy themselves as to the suitability and capacity of all services prior to entering into any legal and financial commitment.

DISCLAIMER
Nothing in this brochure may be taken as offering any warranty as to the existence, suitability, adequacy or serviceability of any mains or other service, central heating installation, fixture or fitting, plumbing or wiring installation, security system, remedial or treatment work. Measurements are taken by a Disto laser measuring device. We would suggest that purchasers or Tenant’s satisfy themselves as to their accuracy prior to purchase or entering into a Lease.

PLANNING
The units are suitable for all uses falling within Class B1, B2 and B8 of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005. We would recommend any seriously interested parties to make all enquiries with the planning department of the Local Borough Council regarding any alternative uses.

TERMS
The unit is available by way of a new Lease at a rental of £10,500 per annum.

SERVICE CHARGE
An estate service charge in the sum of £201.75 per month.

ENERGY PERFORMANCE CERTIFICATES
A copy of the EPC relating to a specific unit is available upon request.

VAT
VAT at the prevailing rate is levied on both rental and service charge.

VIEWING & FURTHER DETAILS
Viewing and further information is available by contacting the Sole Agents, Burgess Commercial on 01709 721706.