

# Light Industrial Unit

To Let



Units 3F & 3G  
Thornhill Industrial Estate, Hope Street, Rotherham S60 1LH



# Units 3F & 3G Thornhill Ind Estate

Hope Street, Rotherham S60 1LH



## Agreement

To Let



## Detail

INDUSTRIAL



## Rent/Price

£28,000 pax



## Size

348.4 sq m (3,750 sq ft)



## Location

Rotherham, S60 1LH



## Property ID

751.1223103

**For Viewing & All Other Enquiries Please Contact:**

**George Thompson**

FRICS

Surveyor

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## Property

The property comprises 2 interconnecting light industrial units with eaves height of 5.4 m, surmounted by open span pitched uninsulated roof. The units provide 2 traditional rectangular shaped interconnected units, each with W.C. and office. Each unit benefits from manually operated roller shutter access door, has LED lighting and is unheated. The unit is to be let as a whole and benefits from a large surfaced front yard with approximately 10 car parking spaces, commercial vehicle access and palisade secure fencing.

## Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
2 Industrial Units totalling	348.38	3,750

## Energy Performance Certificate

Rating: 101 (E) – Valid until 16/09/2030

## Deposit

The ingoing tenant will be responsible for paying 1 month deposit at the start of the lease.

## Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

## Town & Country Planning

We understand that the property has consent for B1, B2 and B8 of the Town and Country Planning (Use Classes) Order 1987 (as amended 2020).

Interested parties are advised to make their own investigations to the Local Planning Authority.

## Rates

**Charging Authority:** Rotherham Council  
**Description:** Workshop and Premises  
**Rateable value:** £21,000  
**UBR:** 0.546  
**Period:** From 1st April 2026

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

## Tenure

The property is available to let by way of a 3, 6 or 9 Full Repairing and Insuring Lease with 3 yearly rental reviews.

## Rent

**£28,000 per annum exclusive.**

## Service Charge

There will be a Service Charge based on 33 pence per square foot for the maintenance and repair of external areas and common parts.

## VAT

VAT will be charged in addition to the rent at the prevailing rate.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Anti-Money Laundering

In accordance with Anti-Money Laundering Regulations, 2 forms of certified ID and confirmation of the source of funding will be required from the prospective tenants prior to instruction of solicitors.

## Location

Thornhill Industrial Estate is situated to the western side of Hope Street, approximately 300 yards away from the junction with Greasbrough Street (B6089) which links to Centenary Way (A630) within a quarter of a mile of the subject property. Centenary Way is Rotherham's Main Ring Road giving access to the Town Centre, half a mile due south and providing access to Junction 33 of the M1 Motorway which lies approximately one and a half miles due south.





Google Maps

