

TO LET.



High Quality Industrial / Manufacturing Premises – 4,157 sq ft.

Unit 7, Evolution, Morse Way, Advanced Manufacturing Park, Rotherham S60 5BJ.

Location.

Evolution forms part of The Advanced Manufacturing Park (AMP) ideally located at the boundary of Sheffield and Rotherham just off Sheffield Parkway (A630). The AMP is easily accessible via Junction 33 of the M1 motorway 1.5 miles away, and is also within close proximity to Sheffield City Centre 6.5 miles away.

The Advanced Manufacturing Park is home to occupiers including McLaren Automotive, Rolls-Royce, AMRC, Casting Technology International, X-Cel Superturn and University of Sheffield.

Description.

Unit 7 provides an end terraced unit of steel portal framed construction finished to the following specification

- Min eaves height of 6 metres.(mono pitched roof)
- One automatic roller shutter loading door.
- Three phase power.
- W/Cs and kitchen facilities.
- Meeting room
- Fitted first floor office accommodation.
- Heating and lighting to the industrial area.
- Shared loading area
- Dedicated car parking

Legal Cost.

Each party to bear their own legal cost incurred in the completion of this transaction.

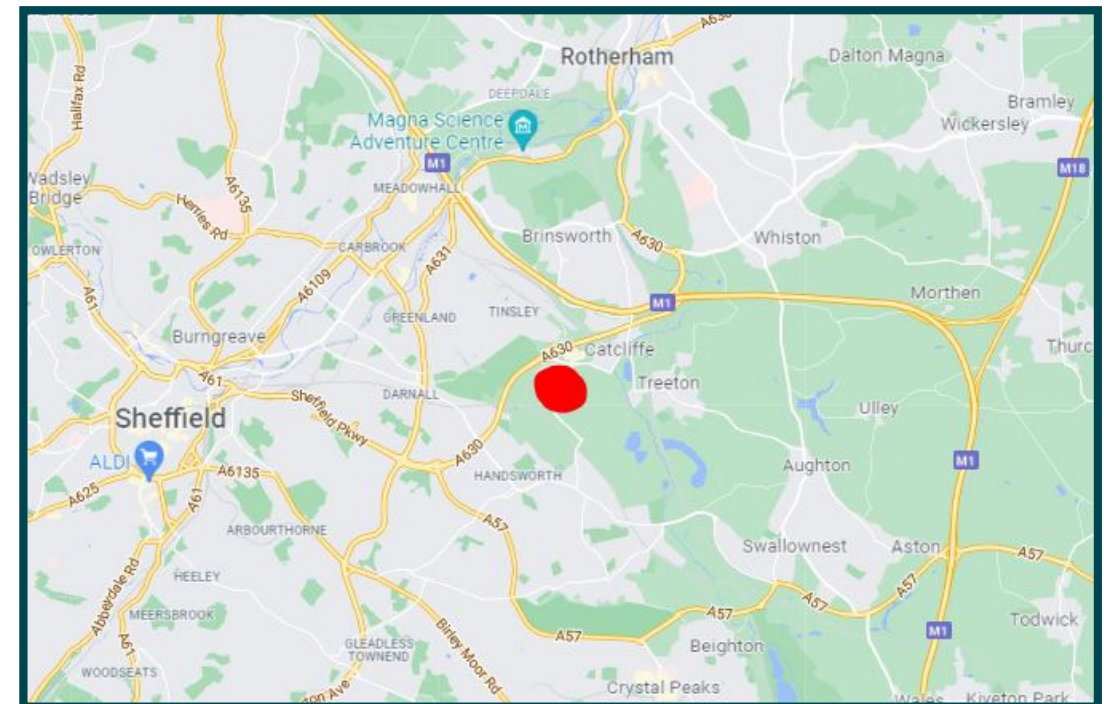
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Accommodation.

For the measurements provided, we understand that the accommodation provides the following gross internal area: -

Description	Sq M	Sq Ft
Ground Floor Industrial / Production	321	3,455
First Floor Office	65	702
Total	386	4,157



Subject to Contract.

Terms.

The property is to let by way of a new lease on terms to be agreed.

Quoting Rent.

Rent on application.

Rateable Value.

The property has a Rateable Value of £23,250
Rates payable for 2021/22 are 49.9p in the £. Interested parties should verify the rates payable with the local rating office.

VAT.

All figures quotes are subject to VAT at the prevailing rate, where applicable.

Legal Costs.

Each party to bear their own legal costs in any transaction.



Contact.

For further information, or to arrange a viewing, please contact sole agents Knight Frank.

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Particulars dated November 2021. Photographs dated November 2021.

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