



SMC
Brownill
Vickers

To Let

Industrial unit located in Dinnington, South Yorkshire
£900 per month

Unit 3 At Kingsway Complex, Edward Street,
Dinnington, S25 2NW

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- Ground floor industrial unit
- Located in the Dinnington area of South Yorkshire
- Suitable for a variety of industrial uses (including motor trade use)
- Available on a new flexible lease
- Should qualify for small business rate relief



Description

The property comprises a ground floor workshop / industrial unit, including an open workshop space, concrete floor, lighting, roller shutter door, 3 phase electricity, and WC facilities.

Location

The property is located on Edward Street in Dinnington. The property is within close vicinity to Dinnington town centre with good access to the A57 which in turn provides access to Sheffield, Doncaster, Rotherham, Leeds, Nottingham, etc.

The immediate area is mainly residential with a mix of semi-detached, detached and terraced housing. Dinnington Community Primary School is close by and there are a number shops and amenities including Tesco and Aldi in Dinnington town centre.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent
Unit - 3	1,519	141.12	£900 /month
Total	1,519	141.12	

Rating Assessment

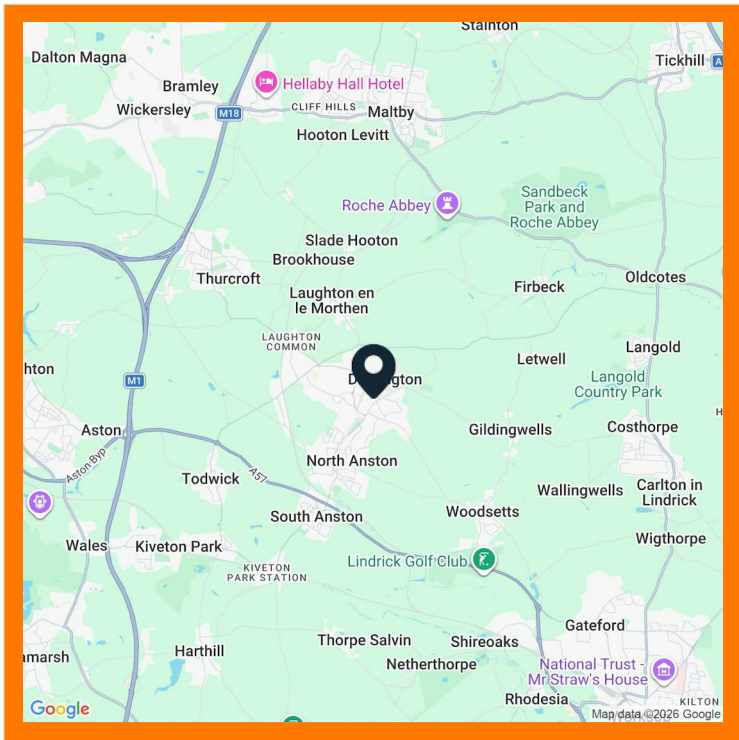
An incoming tenant should qualify for small business rate relief. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

Rent Deposit

A rent deposit will be held as a bond over the term of the lease.

Rent / Lease Terms

The property is available by way of a new lease on terms to be agreed at a rent of £900 pcm (£10,800 pa) plus insurance rent. We are informed VAT is NOT payable on the rent. The agreement will not be within the 1954 Landlord & Tenant Act.



Business Rates

Rateable Value of £7,100 Small business rate relief should apply

Energy Performance Certificate

E (116)

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