

# To Let – Available Now



**Modern Industrial Unit – 2,437-5,118 sq. ft**

*Block J, Aven Industrial Estate, Tickhill Road Maltby, Rotherham, S66 7QR.*

# Location.

Aven Industrial Estate is a traditional industrial location, home to a variety of regional and national industrial, warehouse and office occupiers with the benefit of 24/7 access and security.

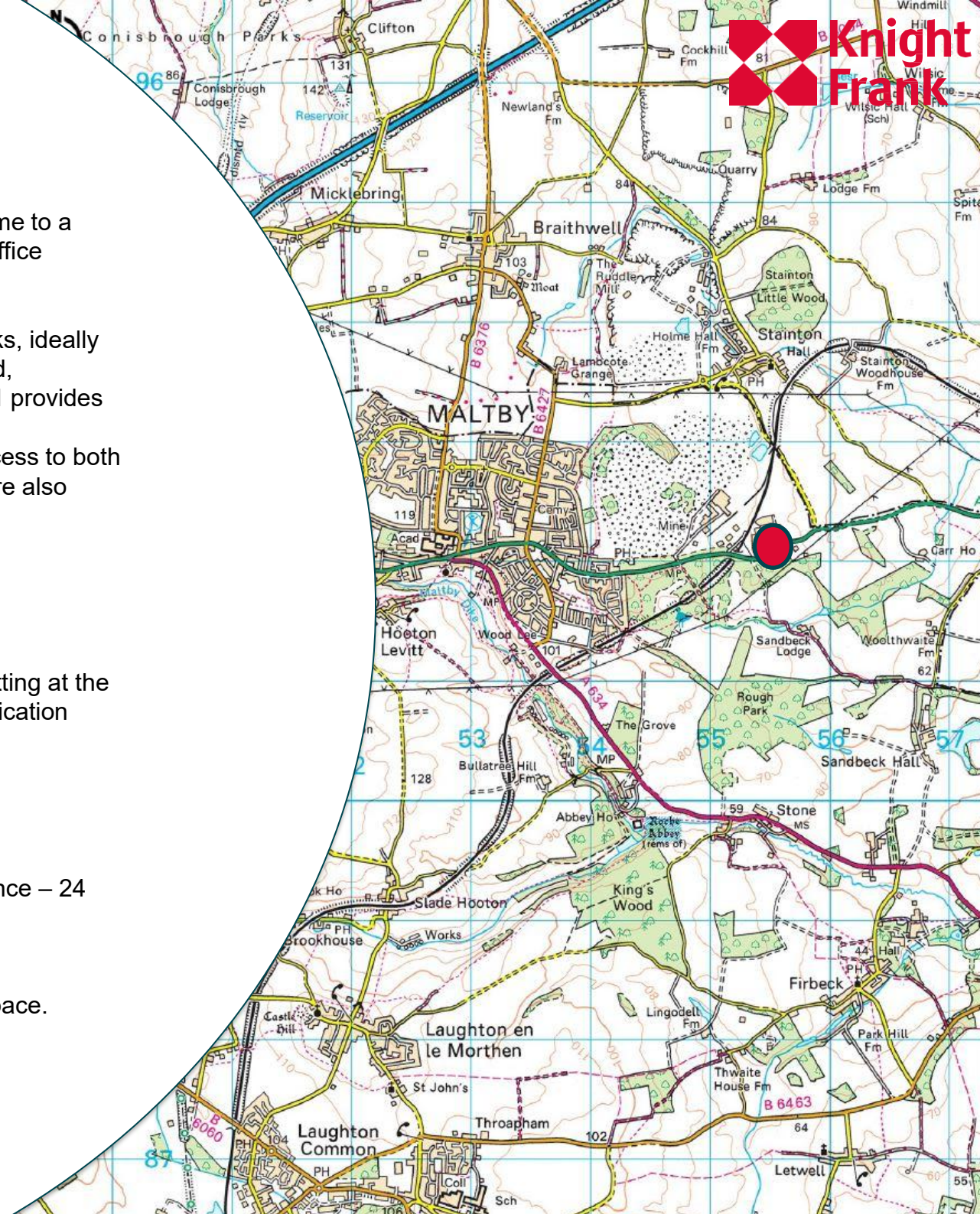
Aven is close to the major North-Eastern motorway networks, ideally located and conveniently fronts on to the A631 Tickhill Road, approximately 1 mile east of Maltby Town Centre. The A631 provides direct access to Junction 1 of the M18, which is approximately 3.5 miles to the west, which in turn gives access to both the A1 and M1. Rotherham and Doncaster Town Centres are also easily accessible from Aven Industrial Estate.

# Description.

The available premises comprise three mid terraced unit sitting at the rear end of the property. To which have the following specification

- ❑ Refurbished Internally
- ❑ Lighting throughout
- ❑ Full height loading doors
- ❑ Three phase power
- ❑ Manned security office on site and gated access entrance – 24 hour access
- ❑ WCs fitted

Externally the premises have ample parking and loading space.



## Accommodation.

From the measurements taken on site the premises provide the following Gross Internal Areas (GIA):

Description	Sq M	Sq Ft	Rent (psf pa incl. Service Charge)
Unit J2B	249.07	2,681	£7.50
Unit J2C	226.40	2,437	£7.50

## Availability.

The units are available to let on new leases directly from the landlord on terms to be agreed.

## Terms.

The units are available by way of new leases directly from the landlord on terms to be agreed.

## Rateable Value.

The premises have various Rateable Values, rates can be found on the Valuation Office Agency's website.

Rates payable as of 2024/25 are 54.6p into the £.

## Legal Costs.

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

## Due Diligence.

Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

## VAT.

All figures quoted re exclusive of VAT at the prevailing rate, where applicable.

# Contact.

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

## KNIGHT FRANK

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Particulars updated January 2025. Photographs dated February 2024.

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