



FITZWILLIAM WENTWORTH

Estate Office, Clayfield Lane, Wentworth, Rotherham, S62 7TD

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COMPOUND TO LET

Available Immediately



Description:

3,300m² (35,500ft²), or thereabouts of hard standing compound area located to the rear of Wentworth Sawmills, Barrowfield Lane, Wentworth, S62 7TP (W3W: ///invisible.resting.winter)

The property is currently unrated for business rates.

Terms:

The compound will be let on a commercial lease agreement on the following terms:

- Rent due in advance.
- Rent reviews at 3 yearly intervals.
- Unconsented sub-letting is strictly prohibited.
- Tenant to be responsible for boundary maintenance & security provisions.
- Tenant to pay all rates, services & utilities
- The tenant is to erect a suitable fence from points A-B on the above plan.

Reservations:

A right of access is reserved along the route hatched black on the plan above.

All sporting and mineral rights.

Viewing:

By appointment only.

Enquiries:

Interested parties should contact Harry Gavan-Major at the Estate Office by email at harry.gavanmajor@wentworthestate.co.uk

The Fitzwilliam Wentworth Estate gives notice (i) The particulars are set out as a brief outline only to indicate availability and do not constitute, nor constitute part of, an offer or contract. (ii) All descriptions and dimensions, references to condition and necessary permissions for use and occupation and other details are given without responsibility. Any intending applicants should not rely on them as statements of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. (iii) No person in the employment of the Fitzwilliam Wentworth Estate has any authority to make or give any representation or warranty in relation to this property.