

To Let

Unit 3B, Aston Industrial Estate, Parsons Lane, Hope S33 6RB



- **Modern Industrial / Warehouse Premises**
- **Suitable For Storage & Distribution Uses**
- **Located on an Established Industrial Estate**
- **Direct Links to A623/A57**
- **1,969 sq ft Gross Internal Area**
- **To Let on a New Lease**

LOCATION

The property is situated on Aston Industrial Estate, a well-established commercial location on the outskirts of Hope. The estate benefits from good accessibility to the surrounding road networks, with the A6187 providing direct links to A623/A57 providing access towards Sheffield, Chesterfield and the wider Peak District region.

DESCRIPTION

The property comprises a modern industrial / warehouse unit of steel portal frame construction, with blockwork walls and profile metal cladding beneath a pitched roof incorporating translucent roof panels. The unit is predominantly open plan, providing flexible warehouse accommodation suitable for a range of industrial, storage or distribution uses.

Access is provided via a full-height roller shutter door, allowing for straightforward loading and unloading, together with a separate pedestrian entrance. The unit also includes a purpose-built internal office

ACCOMMODATION (Approx gross internal areas)

Unit 3B	1,969 sq ft	183 sq m
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RATING ASSESSMENT

According to the 2026 Rating List on the Internet, the premises are assessed as follows:-

Warehouse & Premises Rateable Value £11,000

Subject to status, 100% small business rates relief may apply resulting in a nil charge.

RENT

£16,800 per annum (£1,400 pcm) exclusive.

VAT

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

TENURE

The property is available by way of a new full repairing and insuring lease on terms to be agreed.

RENT DEPOSIT

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

EPC

The premises have a rating of 'D'.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal fees in connection with this transaction.

VIEWING ARRANGEMENTS

Further viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

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