



Brand New Prime Industrial Units 5,645 - 11,385 Sq Ft (524.42 - 1,057.67 Sq M)

- Dedicated Car Parking
- Ground Level Loading Roller Shutter Door
- Fibre Broadband Connection
- 3 EV Charging Points Per Unit
- Close to J34 M1 and Rotherham Town Centre

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Location

Phoenix Riverside is a brand new industrial development located in Rotherham, South Yorkshire. The site is approximately five miles north east of Sheffield. It benefits from excellent transport links in the form of the M1 and M18. The M1 provides direct access to the North (Leeds and Wakefield) and South (Nottingham, Milton Keynes and London).

The property is situated on the modern business park development of Phoenix Riverside approximately 2 miles from J34 M1 and less than one mile from Rotherham Town Centre.

Description

Unit's 4 & 5 Phoenix Riverside are 2 detached, brand new, modern industrial/warehouse units. Each unit comes with roller shutter doors, 3 EV charging units per unit, W/C facilities and 11 dedicated car parking spaces. The units are available and can be occupied immediately.

Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 4	5,740	533.25
Unit 5	5,645	524.42
TOTAL	11,385 SQ FT	1,057.67 SQ M

Terms

The units shall be available to lease by way of new lease on FRI terms to be agreed.

VAT

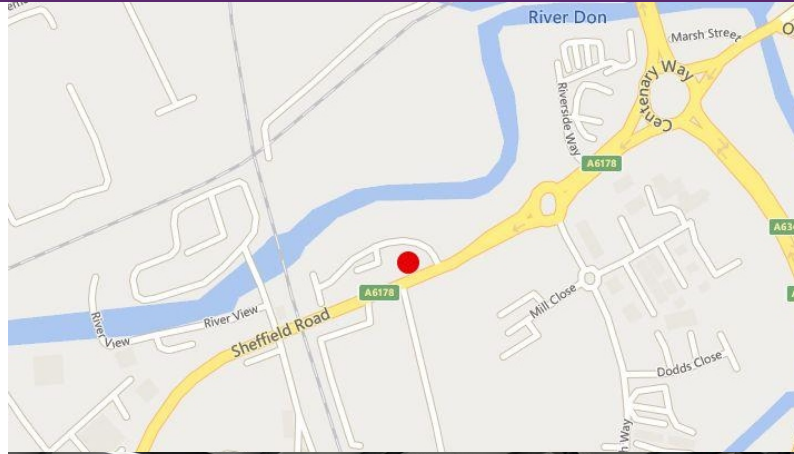
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

Interested parties are advised to make their own enquiries with the local authority.

EPC Rating

EPC will be provided upon request.



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP
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