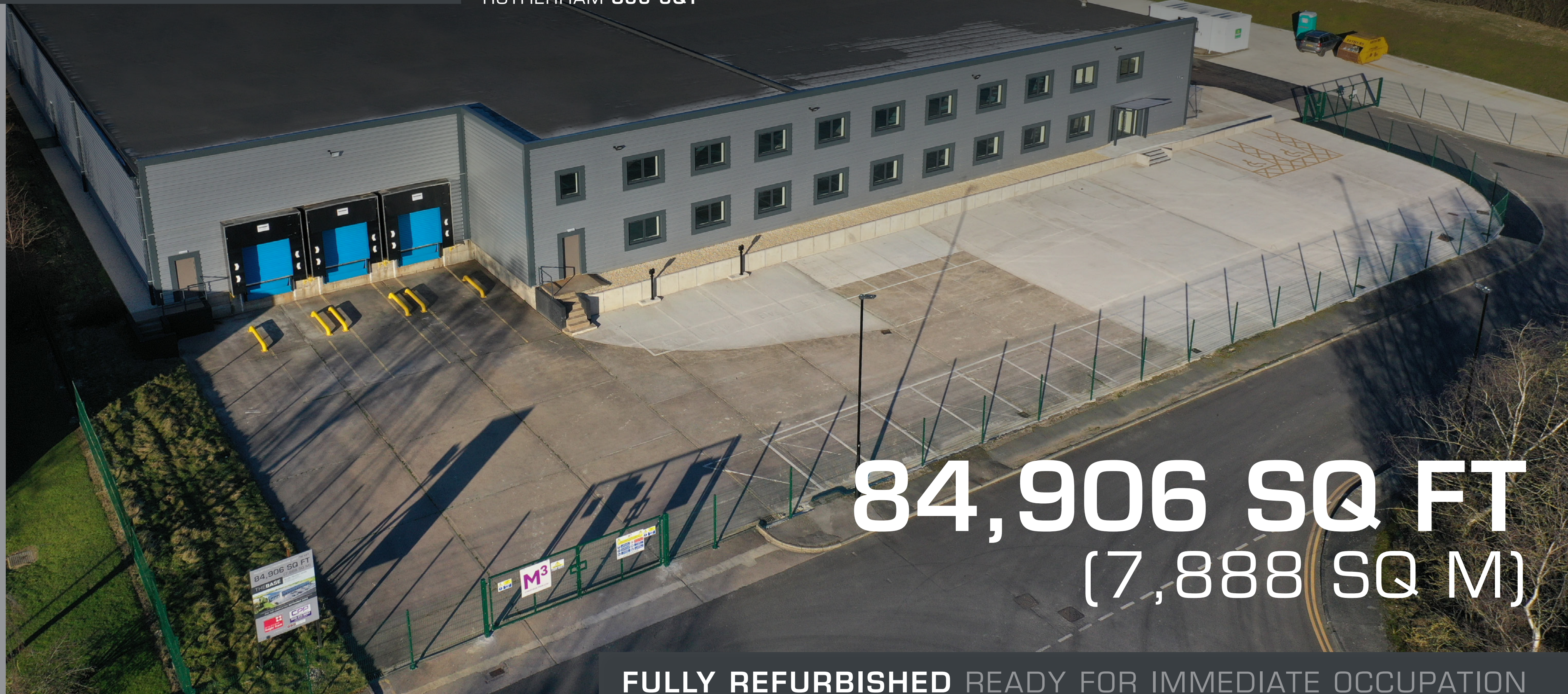


THEBASE

HELLABY INDUSTRIAL ESTATE
BRAMLEY (J1 M18),
ROTHERHAM S66 8QY

TO LET/FOR SALE INDUSTRIAL/WAREHOUSE UNIT



84,906 SQ FT
(7,888 SQ M)

FULLY REFURBISHED READY FOR IMMEDIATE OCCUPATION



The premises are finished and fully reclad with curtain wall glazing to the office area. Specification to include:



5.7m clear internal height



3 x dock level doors
3 x ground level doors



Fully refurbished offices over 2 floors



Secure yard



Up to 1MVA



LED Lighting to the warehouse



WCs on both floors



Kitchen facility



35 car and 4 motorcycle parking spaces



4 x EV charging points



Disabled parking spaces



Secure cycle shelter

The premises comprise a 1980s industrial/warehouse unit which has recently undergone an extensive refurbishment and is ready for occupation.



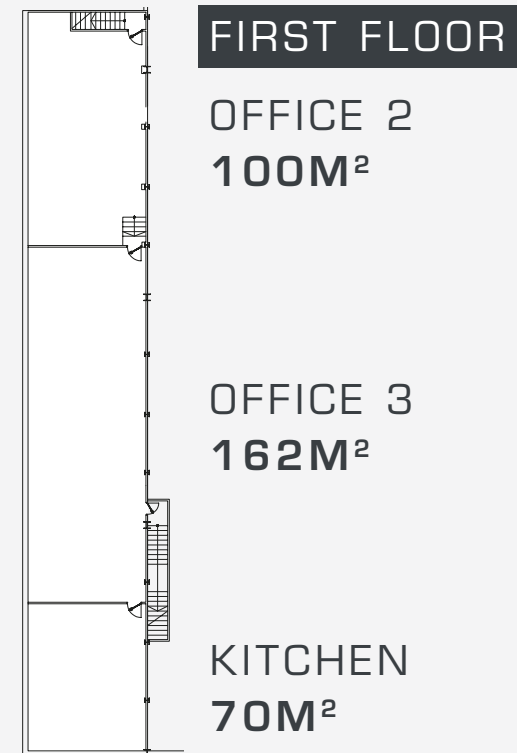
THEBASE

ACCOMMODATION

SITE AREA
4.123 ACRES
(1.67 HECTARES)

WAREHOUSE
77,048 SQ FT
(7,158 m²)

TOTAL OFFICE SPACE
6,717 SQ FT
(624 m²)



CANTEEN/ANCILLARY
1,141 SQ FT
(106 m²)

35
CAR PARKING SPACES
Inc. 4 EV Charging Spaces



Site plan for illustrative purposes only



THEBASE

REFURBISHED INTERIOR



THEBASE

EXTERNAL DETAIL



THEBASE

LOCATION S66 8QY

The premises are ideally located on Braithwell Way forming part of the Hellaby Industrial Estate, immediately adjacent to Junction 1 of the M18.

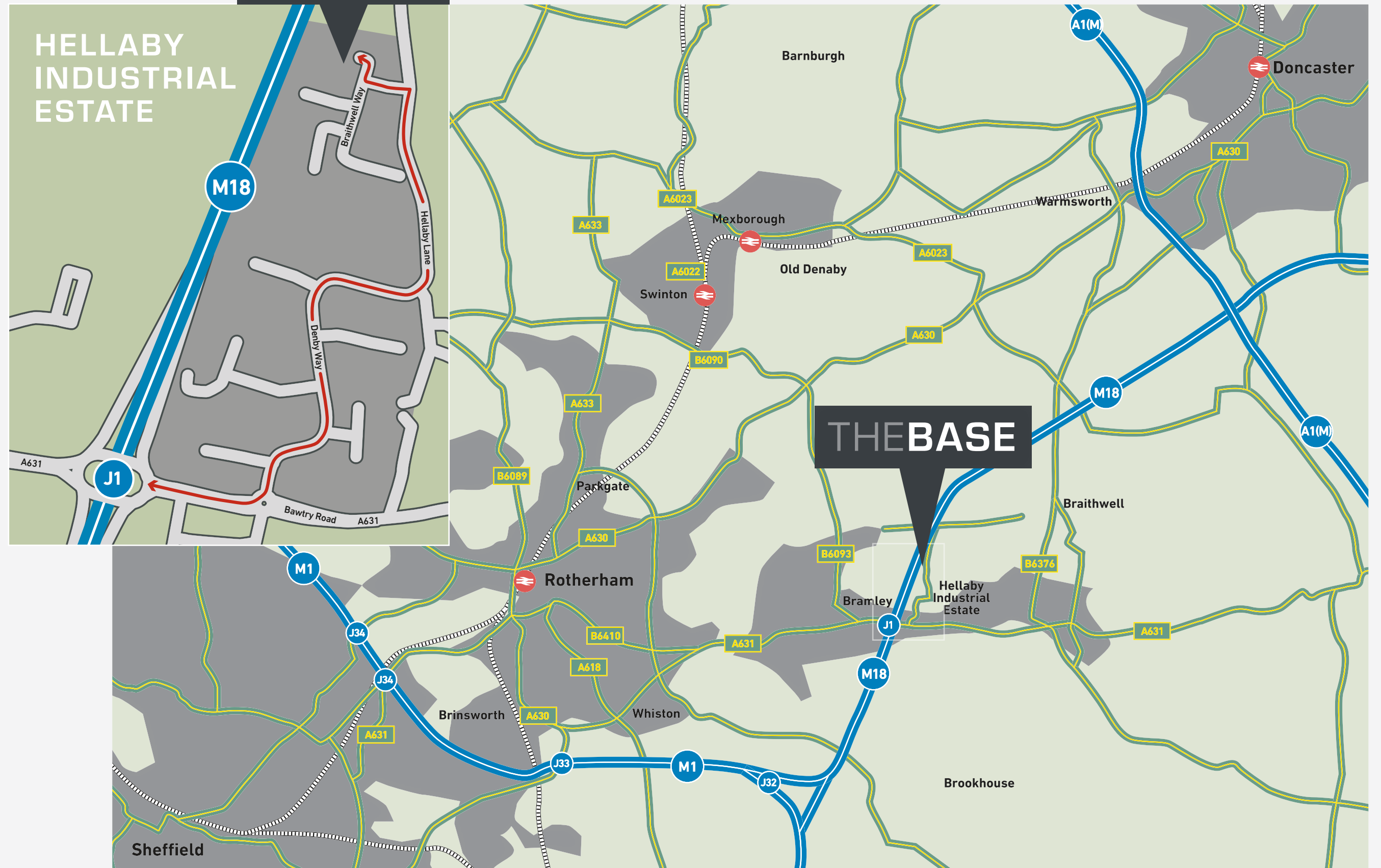
Hellaby Industrial Estate is located 4 miles East of Rotherham Town Centre, accessed via the A631, 7 miles North East of Sheffield and 13 miles South West of Doncaster. Given the immediate access to the M18 at Junction 1, the site is well placed to also benefit from easy access to the M1, A1(M) and M62 motorway corridors.

Hellaby Industrial Estate is an established commercial location, home to a mixture of industrial and warehouse occupiers including Clipper Logistics, KP Nuts, Stanley Tools and Fedex.

DRIVE TIMES

Destination	Distance	Drive time
Doncaster	11 miles	19 mins
Sheffield	13 miles	2 mins
Leeds	42 miles	47 mins
Manchester	50 miles	1hr 25 mins
Birmingham	53 miles	57 mins

THEBASE





AVAILABILITY

The premises are available to let by way of a new lease on terms to be agreed.

RENT

On application.

BUSINESS RATES

The incoming occupier will be responsible for payment of business rates direct to the local rating authority.

EPC

Available on completion of refurbishment.

VAT

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

LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

ANTI-MONEY LAUNDERING

Any incoming occupier will be required to provide certified ID of beneficial owners to comply with HMRC and Money Laundering Requirements.

VIEWING AND FURTHER INFORMATION

Rebecca Schofield
rebecca.schofield@knightfrank.com

Toby Vernon
toby@cpartners.co.uk



A development by

P I N PROPERTY

Misrepresentation Act 1967. Unfair Contract Terms Act 1977 The Property Misdescriptions Act 1991. These particulars are issued without any responsibility on the part of the agent and are not to be construed as containing any representation or fact upon which any person is entitled to rely. Neither the agent nor any person in their employ has any authority to make or give any representation or warranty whatsoever in relation to the property. January 2024. RB&Co 0161 833 0555. www.richardbarber.co.uk

