



Industrial/Warehouse Unit 32,000 Sq Ft (2,972.8 Sq M)

- Excellent Access to Junction 1 of the M18
- 6.3 Meter Eaves Height
- Detached Industrial Unit with secure yard & parking

Industrial/Warehouse Unit

32,000 Sq Ft (2,972.8 Sq M)

Location

The property is located at Hellaby Industrial Estate, Rotherham fronting Denby Way close to the main arterial route of Bawtry Road. The warehouse is superbly situated at the start of the Hellaby Industrial Estate, providing excellent prominence and access to J1 of the M18. Hellaby is a popular industrial estate that provides direct access to the M18 and beyond to the M1 and A1 Motorways.

The property is approximately 5 miles east of Rotherham and 12 miles east of Sheffield centre.

Description

The subject property comprises a prominent detached industrial warehouse unit fronting Sandbeck Way at Hellaby J1 of the M18 Motorway.

The unit provides a detached unit with secure yard and additional car parking/yard area to the front of the premises. The unit is available shortly with a refurbishment programme in place.

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse & Offices	32,000	2,972.8
TOTAL	32,000 SQ FT	2,972.8 SQ M

Terms

The property is available to let by way of a new lease term on terms to be agreed.

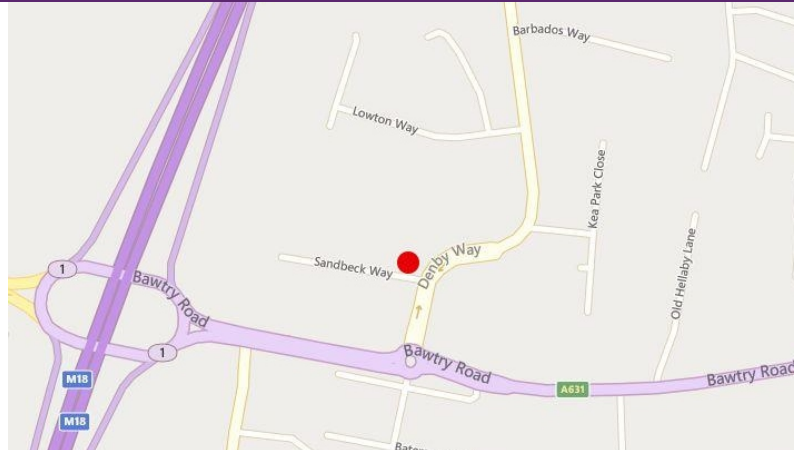
The quoting rent for the unit is £208,000 per annum (£6.50 per sq ft).

VAT

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

EPC Rating

The warehouse has an EPC rating of 'C'.



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 bear their own legal costs incurred in any transaction.

Further Information

For further information please contact the sole agents CPP

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