

UNITS 4 & 5 PHOENIX RIVERSIDE, ROTHERHAM, S60 1FL



TWO BRAND NEW

MODERN INDUSTRIAL UNITS

5,250 SQ FT & 5,500 SQ FT

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TO LET

A Development By:



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 4 & 5 Phoenix Riverside is to comprise 2 detached brand new modern industrial/warehouse units. The units are currently under construction and will be ready for occupation in Q1 2023.

The units are to comprise the following specification:



11 car parking spaces per unit



3 EV charge points per unit



Integral office



Kitchenette Facility



W/C Facilities



Fibre Broadband Connection



6.0 metres eaves height



1 ground level loading door per unit





ACCOMMODATION

The development shall provide the following Gross Internal Area (GIA):

ACCOMMODATION	SQUARE FEET	SQUARE METRE	CAR PARKING SPACES
Unit 4	5,500	510.90	11
Unit 5	5,250	487.74	11
TOTAL	10,750	998.70	22



VAT

VAT will be payable at the prevailing rate.

TERMS

The units shall be available to lease by way of new lease on FRI terms to be agreed. Please contact the joint agents for quoting terms.

EPC

EPC will be provided upon completion of the scheme.

RATEABLE VALUE

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

FURTHER INFORMATION

For further information on the development, please contact the joint agents on the contact information below:



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