

TO LET.

New Industrial / Trade Development.



Indicative Image

Note: The specification will be similar, but the colour palate will be anthracite.



Brinsworth Street, Rotherham, S60 1EJ.

Now on site – due for completion end of 2024. - Units of 5,470 – 22,110 sq ft on a large site area of approx. 2 acres

Location.

The new development is located on Brinsworth Street offering a profile position fronting onto Centenary Way, the main ring road through Rotherham.

The premises are situated to the front of Rotherham United's New York Stadium and close to the Riverside House Complex (occupied by Rotherham MBC).

Other well known occupiers in the area include City Plumbing, Yesss Electrical, CF Booth and Dodds Timber.

Description.

The development comprises a terrace of 4 units which will be finished to a modern specification and available individually or as a whole.

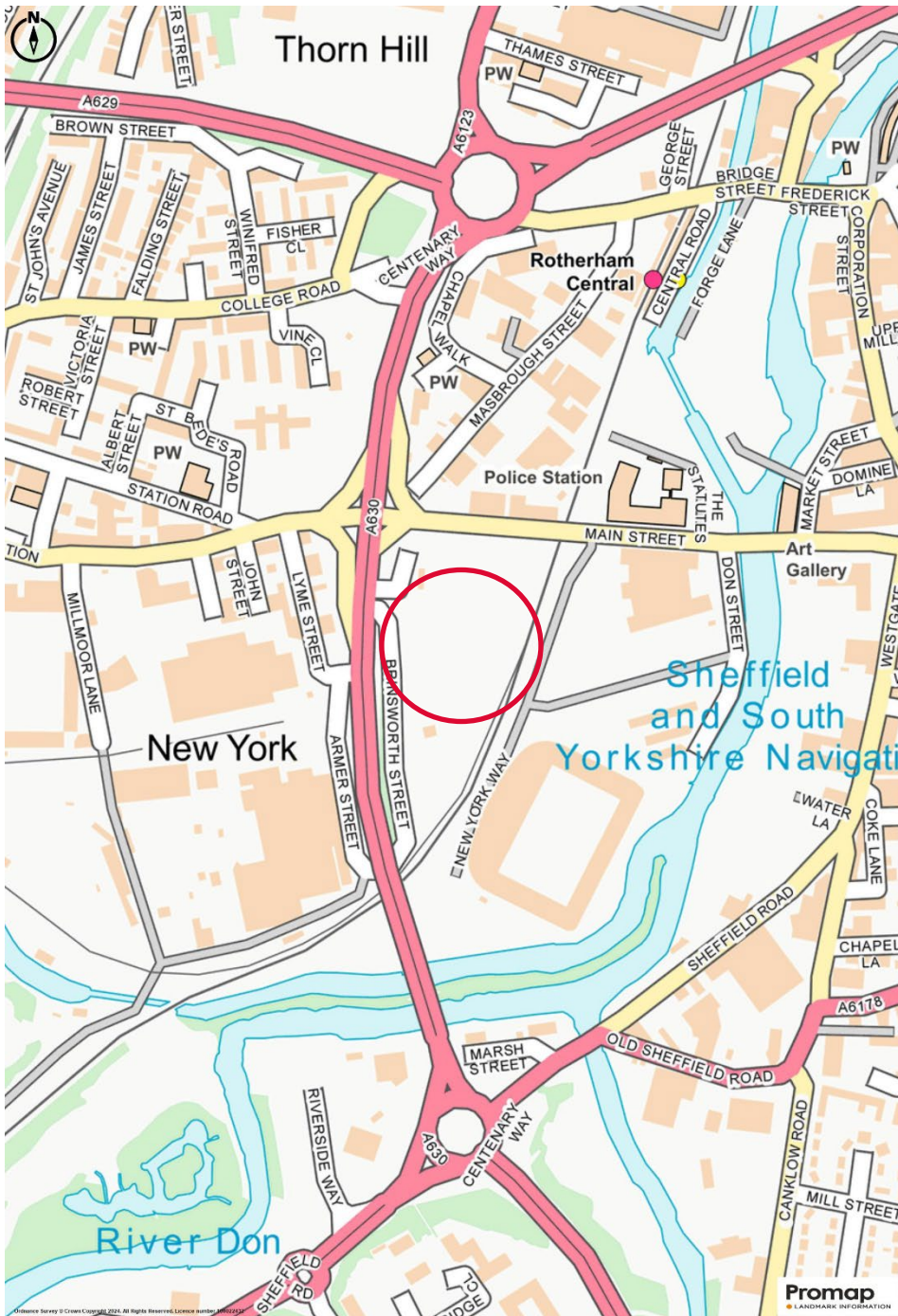
From the information provided we understand that the accommodation will be finished to a specification to include:-

- 6.5m clear internal height
- Fully insulated building with full height roller shutter loading door to each unit
- Lighting to the warehouse
- 3 phase electricity (60 kva per unit)
- 10kw solar power per unit
- Opportunity to install office accommodation at ground/first floor area (this would increase the total square footage area and annual rental)
- Fibre enabled

The development occupies a large site area totalling approx. 2 acres.

This can be demised to an incoming tenant should they take the whole of the site otherwise it will provide good sized external loading areas and car parking shared between the occupiers.

Subject to Contract.



Accommodation.

From the information provided we understand that the accommodation will provide the following Gross Internal Floor Area (GIA):-

Description	Sq M	Sq Ft
Unit 1	518.86	5,585
Unit 2	508.18	5,470
Unit 3	508.18	5,470
Unit 4	518.86	5,585
TOTAL	2,054.08	22,110

The premises site on a total site area of approx. 2 acres.

The above floor areas reflect ground floor warehouse areas.

There is the opportunity to include ground floor and first office accommodation should this be required subject to lease terms and agreed rent.

Note: Units can be combined to accommodate larger requirements where required.

Quoting Rent.

On application.

Terms.

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

Service Charge.

A service charge is payable to cover the maintenance and upkeep of the common areas of the estate.

EPC.

Available on completion.

Due Diligence.

Interested parties will be requested to provide the agent with information required to comply with anti-money laundering legislation.

VAT.

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

Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.



	Concrete
	Tarmac verges and footway areas
	Grass

NOTES

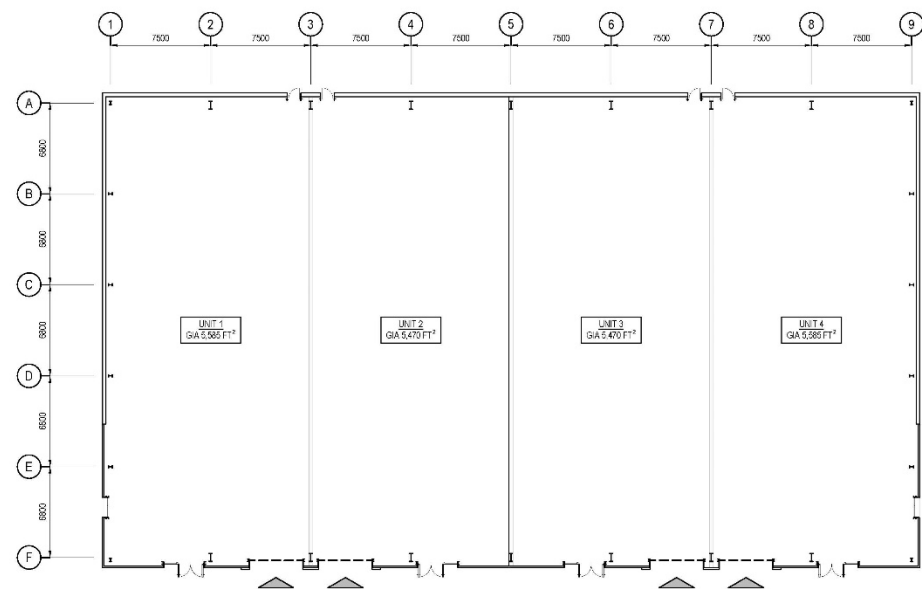
REV	DESCRIPTION	BY	CHK	DATE
A	Final Issue			
B	Parking provision amended	MW	AP	10.06.20
C	Parking provision reduced	MW	AP	16.11.20
D	Outdoor seating area and pedestrian cycle markings added	MW	AP	20.03.22

E.V. WADDINGTON LTD.
BRINSWORTH STREET
ROTHERHAM

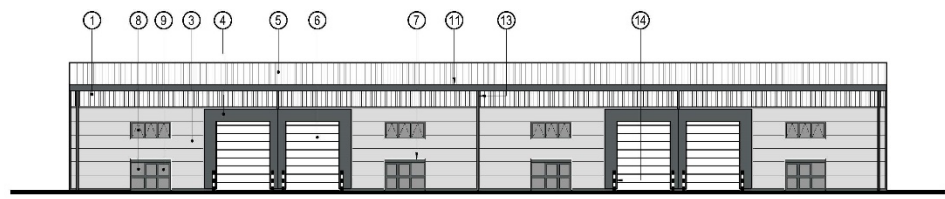
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Proposed Site Layout

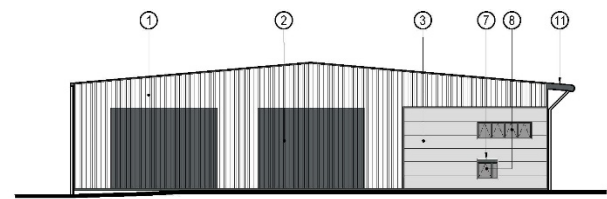
SCALE WHEN PLOTTED AT A1			DRAWING STATUS	
1:250			PRELIMINARY	
DRAWN	CHECKED	DATE	DRAWING NUMBER	REV
MW	AP	20-05-22	40230/022	D



FLOOR PLAN



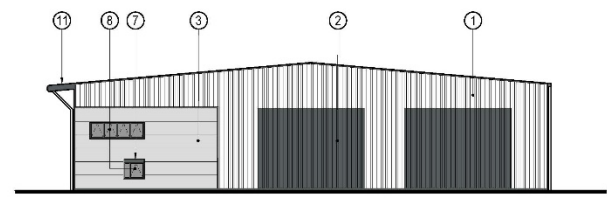
FRONT ELEVATION



GABLE ELEVATION



REAR ELEVATION



GABLE ELEVATION

NOTES

- ① - Architectural Profiles Ltd. APSOR style or similar approved painted coated half round profile wall cladding laid vertically. Colour to be Gossway Grey (RAL 7038).
- ② - Architectural Profiles Ltd. APSOR style or similar approved painted coated half round profile wall cladding laid vertically. Colour to be Merlin Grey (RAL 7012).
- ③ - Kingspan Micro-Rib KS1000 style or similar approved composite panels laid horizontally. Colour to be Silver (RAL 9006).
- ④ - Polyester coated patio surround. Colour to be Merlin Grey (RAL 7012).
- ⑤ - Trapezoidal profile roof cladding. Colour to be Gossway Grey (RAL 7038).
- ⑥ - Sectional up and over vehicle entry doors. Colour to be Gossway Grey (RAL 7038).
- ⑦ - Roller shutters ground floor windows and doors. Colour to be Merlin Grey (RAL 7012).
- ⑧ - Polyester coated aluminium window frames. Colour to be Merlin Grey (RAL 7012).
- ⑨ - Polyester coated aluminium glazed door frames. Colour to be Merlin Grey (RAL 7012).
- ⑩ - Steel face fire escape doors. Colour to be Gossway Grey (RAL 7038).
- ⑪ - Plastic coated bull nosed overhang feature with concealed gutter. Colour to be Merlin Grey (RAL 7012).
- ⑫ - Plastic coated gutters. Colour to be Gossway Grey (RAL 7038).
- ⑬ - uPVC rain water pipes. Colour to be Grey.
- ⑭ - Protection ballards. Colour to be Black & White.

REV	DESCRIPTION	S/C	C/K	DATE
A	First Issue			

E.V WADDINGTON LTD.

BRINSWORTH STREET
ROTHERHAM

PROPOSED FLOOR PLAN AND
ELEVATIONS

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SCALE WHEN PLOTTED AT A1
1:200

DRAWING STATUS
PRELIMINARY

DRAWN	CHECKED	DATE	DRAWING NUMBER	REV
MW	AP	26-05-22	40230/023	A

Contact.

For further information, or to arrange a viewing, please contact sole agents Knight Frank:.

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