

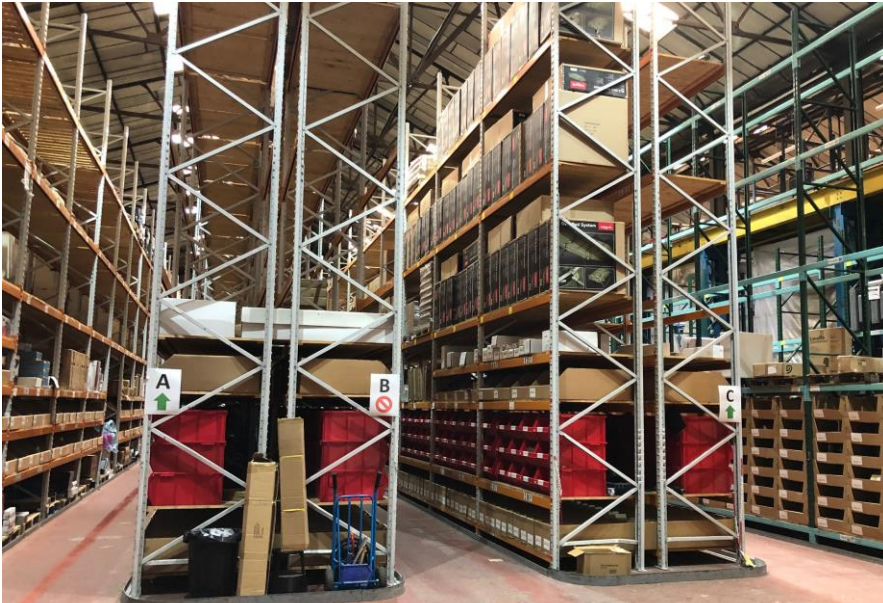
TO LET.

Substantial Industrial / Warehouse Unit Located at Established Industrial Estate.



Vulcan Works, Chesterton Road, Rotherham, S65 1SU.

Industrial Warehouse Unit Extending To 20,022 sq ft GIA Plus Additional 10,775 sq ft Mezzanines.



Main Building - Fully Racked Left Hand Bay



Rear Yard - External Workshop / Store

Location.

The available premises are located on Chesterton Road, Rotherham, forming part of the established Eastwood Trading Estate.

Chesterton Road connects to the A630 to the east, which forms the main arterial route through Rotherham, providing easy access to Rotherham town centre and J33 of the M1 Motorway to the south and to the A1 to the northeast.

Easting Trading Estate is an established industrial location, popular with a range of national multiples and local occupiers alike including Wolseley Plumb Part, The Store Room and JVS Ltd.

Description.

The property comprises a high bay industrial / distribution facility with associated yard / external areas.

The main building comprises two large interconnecting industrial bays benefitting from two roller shutter doors to the north (front) elevation, fronting Chesterton Road. The left-hand side bay is currently fitted with full height racking.

The right-hand side bay has a substantial double level mezzanine installed to the rear of the unit which provides useful additional storage, workshop, picking and packing or office space.

The unit benefits from a single storey office / amenity block which is integrated into the building and provides a range of individual / cellular office spaces, wc facilities, kitchen and staff facilities / break out.

Externally, the property benefits from a good sized front yard and car parking area as well as a rear yard, that is accessed through the main building, where there are two further detached storage / workshop units that benefit from roller shutter door access.



*Indicative Site Boundary

Accommodation.

From the measurements that have been provided, we understand the available premises extend to the following Gross Internal Areas:

Description	Sq. ft.	Sq. m.
Warehouse and associated offices	17,718	1,646
External store 1	1,109	103
External store 2	1,195	111
Total	20,022	1,860
First Floor Mezzanine	5,447	506
Second floor Mezzanine	5,328	495
Total	30,797	2,861

Availability.

The property is available to let by way of a new lease direct from the landlord on terms to be agreed.

Quoting Rent.

The quoting rent for the property is £105,500 per annum exclusive.

Rateable Value.

The property rateable value is currently £43,000.

Rates payable for 2022/23 are 51.2p in the £. Interested parties should verify the rates payable with the local rating office.

EPC.

The property has an EPC rating of D89.

Legal Costs.

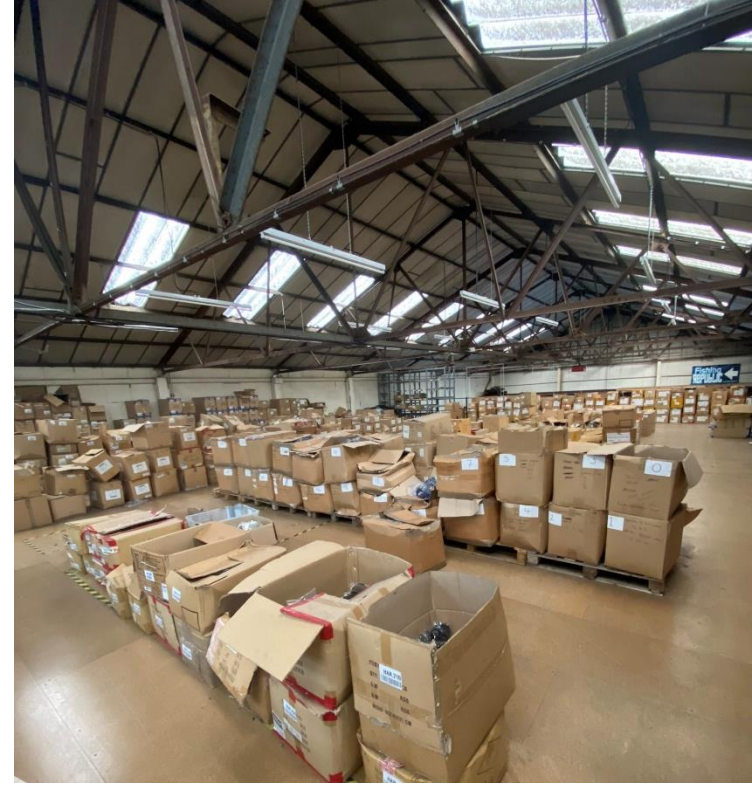
Each party is to be responsible for their own legal costs incurred in any transaction.

Due Diligence.

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

VAT.

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



Contact.

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

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Particulars dated January 2023. Photographs dated August 2022.

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