

For Sale.

Industrial / warehouse unit with self-contained yard and parking areas.



Unit 2 Mangham Way, Barbot Hall Industrial Estate, Rotherham, South Yorkshire, S61 4RL.

Industrial / warehouse unit extending to a total of 7,154 sq ft GIA.



Location.

The premises form part of the established Barbot Hall Industrial Estate, a popular commercial location situated on Mangham Road to the north of Rotherham Town Centre.

Barbot Hall is accessible from the A630 Centenary Way, via Greasbrough Road, the main arterial route through Rotherham providing fantastic access to the M1 at J33, 34 and 35. J1 M18 is also within easy reach.

The surrounding area is an established Industrial area home to a variety of commercial occupiers.

Description.

The property comprises a detached industrial unit with a good sized yard to the front of the property with ample parking and yard / loading areas.

The property benefits from the following key points and specification:

- 1 full height ground level loading door
- Concrete floor
- 3.2m eaves height
- Lighting
- WC's
- Ground and first floor office accommodation
- Staff welfare facilities
- Self-contained surfaced yard

Accommodation.

We understand that the property has the following Gross Internal Floor Area (GIA):-

Description	Sq M	Sq Ft
Warehouse	529.69	5,702
GF Office	81.06	872
FF Office	53.90	580
Total	644.65	7,154

Quoting price.

Offers are invited in the region of £575,000 exclusive.

Tenure.

The property is held freehold under the following title numbers SYK224243.

EPC.

The unit has an Energy Performance Certificate (EPC) rating of C51.

Rateable Value.

The property has a rateable of £28,750 .

Interested parties are advised to make their own enquiries as to rates payable with the Rating Department of the Local Authority.

Due Diligence.

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

Costs.

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

VAT.

All figures quoted are subject to 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 March 2024 Photographs dated Feb 2024.

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