

HYBRID INDUSTRIAL UNITS

2 Storey at 1,550 sqft. each

A flexible workspace to suit your business needs

MANDALE PARK

\$60

SHEFFIELD ROAD,
ROTHERHAM, S60 1DG

READY TO
MOVE IN
NOW



Mandale
Group



JD GYMS

TESCO

ROTHERHAM market
All you need in one place!

Horbury

Rotherham Metropolitan Borough Council

AESSEAL NEW YORK STADIUM

Evans Halshaw

A630

SIGNS EXPRESS SHEFFIELD

METALIS

AESSEAL

X-Cel Group
Quality. Integrity. Experience

TEMPLEBOROUGH
BIOMASS POWER PLANT

DAG
RECRUITMENT AND TRAINING

FABRICATED PRODUCTS

SHEFFIELD ROAD

rose plastic

(rss) ropeanddaling.co.uk

ICB

PARAGON

celsa recycling UK

MANDALE PARK

S60

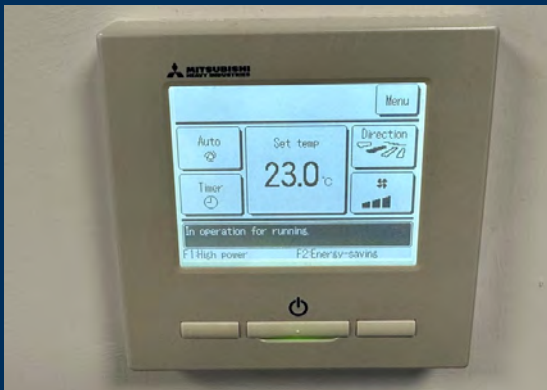
**SHEFFIELD ROAD,
ROTHERHAM,
S60 1DG**



LOCATION:
Mandale Park S60 will front onto Sheffield Road (A6178) which provides direct access to Junction 33 of the M1 motorway approx 1.4 miles away. Sheffield Road is an established commercial location which is home to a mix of office and industrial occupiers as well as leisure offerings.

THE UNITS:
We will be constructing 26 hybrid 2 storey business units. Each 2 storey 1,550sq. Ft. Unit comes complete with a WC, kitchenette, electric roller shutter, BT connection, 3-phase electricity and water, ensuring a hassle-free and efficient work environment from day one.

THE DEVELOPMENT:
Beyond the generous specification of the industrial units, our business parks take pride in providing top-notch amenities and facilities for its tenants. Expect features such as 24 hour security systems, ample free parking spaces and well-maintained common areas. The aim is to create an environment where businesses can focus on what they do best in a location they love.



TERMS:
Available by way of a new full repairing and insuring lease with the enclosed cost shown incorporated.

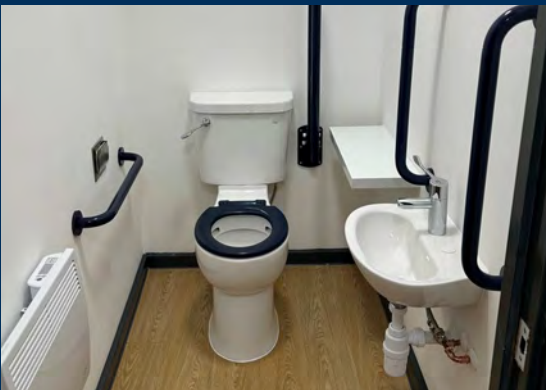
SERVICES:
The properties will have 3 Phase Electric, Water and BT. Each service is individually metered so you're in control of your own consumption.

AIR CONDITIONING:
The first floor accommodation has the benefit of air conditioning which heats and cools the property.

VAT:
All figures quoted are exclusive of VAT which will be applied.

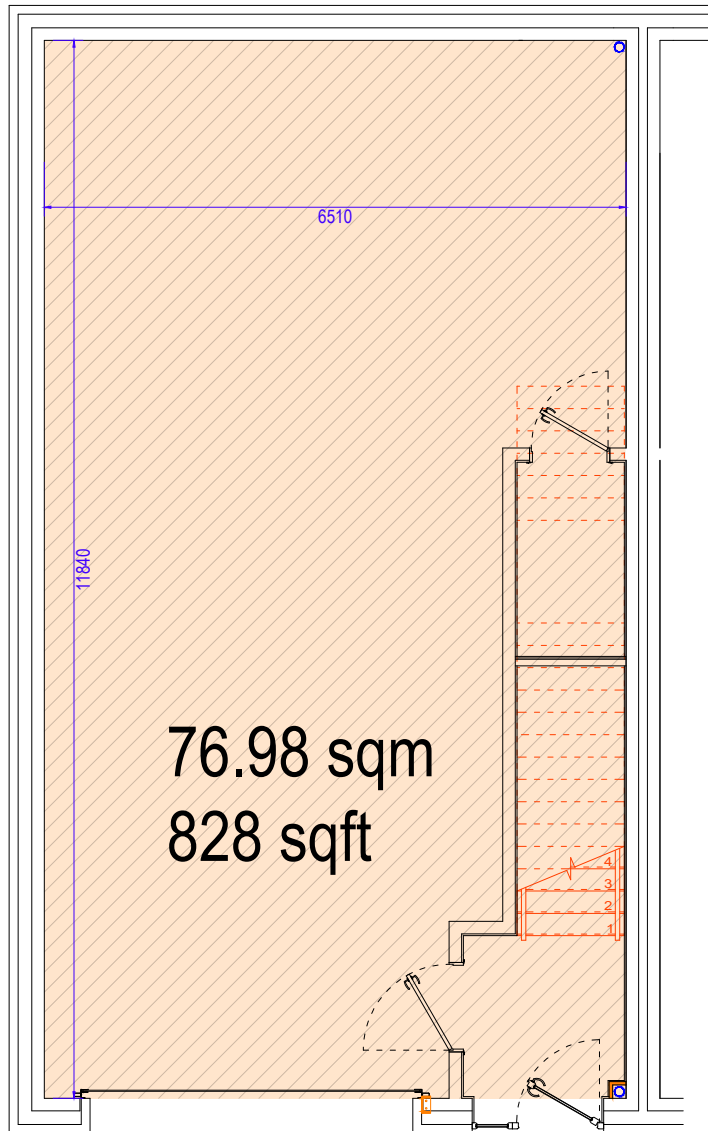
EPC:
To be provided upon completion of each unit.

RESERVATION:
Contact us today for further information and to reserve a property.

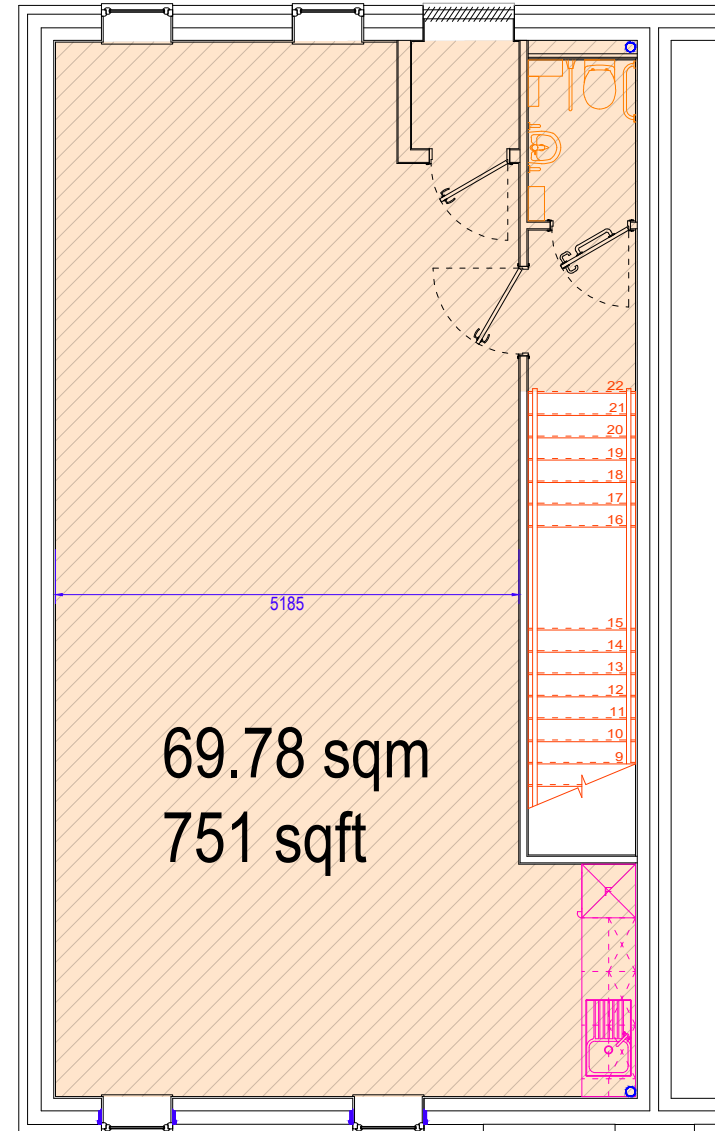




| UNIT | UNIT SQ FT | FLOORS | ANNUAL RENT | SERVICE CHARGE | ANNUAL INSURANCE | AVAILABILITY |
|------|------------|--------|--------------|----------------|------------------|--------------|
| 1 | 1550 | 2 | £18,500+ VAT | £620 + VAT | £300 + VAT | LET |
| 2 | 1550 | 2 | £18,500+ VAT | £620 + VAT | £300 + VAT | LET |
| 3 | 1550 | 2 | £18,500+ VAT | £620 + VAT | £300 + VAT | LET |
| 4 | 1550 | 2 | £18,500+ VAT | £620 + VAT | £300 + VAT | |
| 5 | 1550 | 2 | £18,500+ VAT | £620 + VAT | £300 + VAT | |
| 6 | 1550 | 2 | £18,500+ VAT | £620 + VAT | £300 + VAT | |
| 7 | 1550 | 2 | £18,500+ VAT | £620 + VAT | £300 + VAT | |
| 8 | 1550 | 2 | £18,500+ VAT | £620 + VAT | £300 + VAT | LET |
| 9 | 1550 | 2 | £18,500+ VAT | £620 + VAT | £300 + VAT | LET |
| 10 | 1550 | 2 | £18,500+ VAT | £620 + VAT | £300 + VAT | LET |
| 11 | 1550 | 2 | £18,500+ VAT | £620 + VAT | £300 + VAT | LET |
| 12 | 1550 | 2 | £18,500+ VAT | £620 + VAT | £300 + VAT | LET |
| 14 | 1550 | 2 | £18,500+ VAT | £620 + VAT | £300 + VAT | |
| 15 | 1550 | 2 | £18,500+ VAT | £620 + VAT | £300 + VAT | |
| 16 | 1550 | 2 | £18,500+ VAT | £620 + VAT | £300 + VAT | |
| 17 | 1550 | 2 | £18,500+ VAT | £620 + VAT | £300 + VAT | |
| 18 | 1550 | 2 | £18,500+ VAT | £620 + VAT | £300 + VAT | |
| 19 | 1550 | 2 | £18,500+ VAT | £620 + VAT | £300 + VAT | |
| 20 | 1550 | 2 | £18,500+ VAT | £620 + VAT | £300 + VAT | |
| 21 | 1550 | 2 | £18,500+ VAT | £620 + VAT | £300 + VAT | |
| 22 | 1550 | 2 | £18,500+ VAT | £620 + VAT | £300 + VAT | |
| 23 | 1550 | 2 | £18,500+ VAT | £620 + VAT | £300 + VAT | |
| 24 | 1550 | 2 | £18,500+ VAT | £620 + VAT | £300 + VAT | |
| 25 | 1550 | 2 | £18,500+ VAT | £620 + VAT | £300 + VAT | |
| 26 | 1550 | 2 | £18,500+ VAT | £620 + VAT | £300 + VAT | |



Ground Floor



First Floor

Total Hatched Area - 146.76 sqm (1580 sqft)

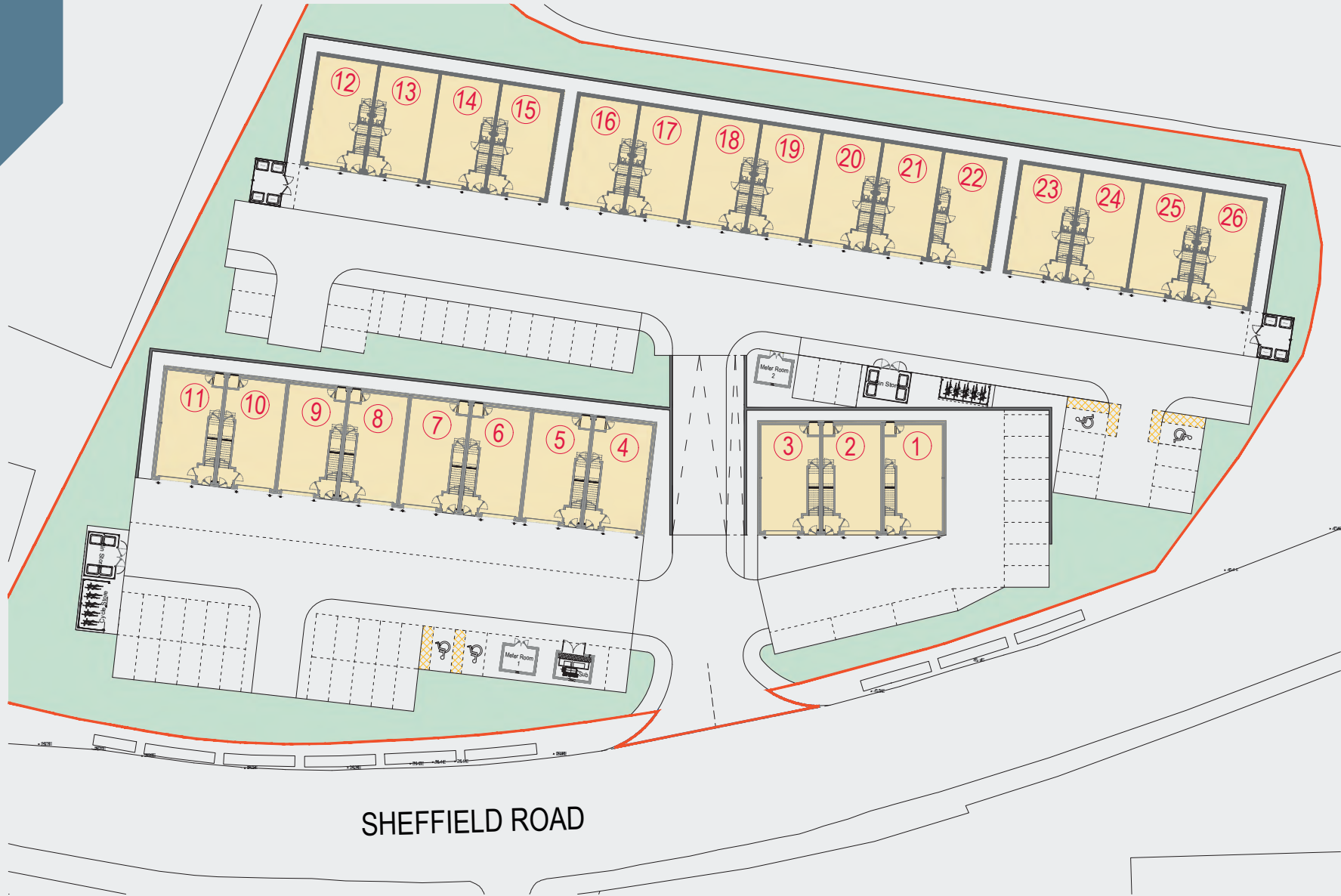
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VIEW OUR
VIRTUAL TOUR



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VIRTUAL TOUR



CONTACT

For further information or to arrange a viewing please contact:

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e. rob@mandale.com

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S60

 **exporthotel.richer**

mandalegroup.com

IMPORTANT NOTICE: These details were compiled July 2021 and whilst every reasonable effort has been made by Mandale Business to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal or whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Mandale Business and their Agents have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Mandale Business the seller/lessor. (ii) Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given.