

0114 2449121

eddisons.com

INDUSTRIAL - WAREHOUSE - TRADE

Eddisons



BLOCK A, BLOCK B, BLOCK E AND BLOCK J, AVEN INDUSTRIAL PARK, TICKHILL ROAD, MALTBY, ROTHERHAM, SOUTH YORKSHIRE S66 7QR

Rent: From £5.00 per sqft per annum

Size: 1,580 - 11,200 sq ft

(146.78 -1,040.48 sq m)

- Last Remaining Units
- New Industrial Units
- Units from 1,580 to 11,200 sq.ft.
- Only 8 minutes from M18 (Junction 1)

LOCATION

Aven Industrial Estate is a traditional industrial estate, home to a variety of regional and national industrial, warehouse and office occupiers with the benefit of 24/7 access and security.

Aven is close to the major north eastern motorway networks, ideally located and conveniently fronts on to the A631 Tickhill Road, approximately 1 mile east of Maltby Town Centre.

The A631 provides direct access to Junction 1 of the M18, which is approximately 3.5 miles to the west, which in turn gives access to both the A1 and M1. Rotherham and Doncaster Town Centres are also easily accessible from Aven Industrial Estate.

DESCRIPTION

The property comprises Block A, Block B, Block E and Block J refurbished industrial units.



ACCOMMODATION

	Sq ft	Sq m
Block A		
A1	7,300	678.19 - OCCUPIED
A2	5,320	494.24 - AVAILABLE
A3	4,630	430.14 - OCCUPIED
A4	5,420	503.53 - AVAILABLE
A5	5,420	503.53 - AVAILABLE
A6	1,580	146.79 - OCCUPIED
A7	1,670	155.15 - OCCUPIED
A8	1,740	161.65 - OCCUPIED
A9	4,440	412.49 - OCCUPIED
A10	4,460	414.39 - OCCUPIED

A11	3,100	288.00 - OCCUPIED
A12	2,230	207.17 - OCCUPIED
A13	2,250	209.03 - OCCUPIED
A14	6,590	612.23 - OCCUPIED
A15	5,850	543.48 - AVAILABLE
A16	3,400	315.97 - OCCUPIED
A17	11,200	1,040.51 - AVAILABLE
A18	6,330	588.08 - AVAILABLE
Offices	1,784	174.10 - AVAILABLE

Block B

Unit B1	2,249	208.9 - OCCUPIED
Unit B2	2,249	208.9 - OCCUPIED
Unit B6	2,249	208.9 - OCCUPIED
Unit B10	2,249	208.9 - OCCUPIED

Block E

E4/5	4,641	431.16 - OCCUPIED
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Block J

J2A	3,300	306.80 - OCCUPIED
J2B	2,565	238.40 - AVAILABLE
J2C	2,437	226.40 - OCCUPIED



RENT

Units A2, A3, A4 and A5 - £5.00 per sq ft.

Unit A8 - £6.00 per sq ft.

Unit B2 - £6.75 per sq ft.

TENURE

Leasehold

EPC

A copy of the EPC is available from the agent.

For more information, visit eddisons.com
T: 0114 2449121

Important Information

Eddisons is the trading name of Eddisons Commercial Ltd and Eddisons Commercial (Property Management) Ltd (the Company). The Company for itself and for the vendor(s) or lessor(s) of this Property for whom it acts as agents gives notice that: (i) The particulars are a general outline only for the guidance of intending purchasers or lessees and do not constitute an offer or contract. (ii) All descriptions are given in good faith and are believed to be correct, but any intending purchasers or lessees should not rely on them as statements of fact and must satisfy themselves by inspection or otherwise as to their correctness. (iii) None of the building's services or service installations have been tested and are not warranted to be in working order. (iv) No employee of the Company has any authority to make or give any representation or warranty whatever in relation to the property. (v) Unless otherwise stated all prices and rents are quoted exclusive of VAT. (vi) Where applicable an Energy Performance Certificate is available upon request.

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Incorporating Fernie Greaves

ANTI MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

VIEWING

Strictly by appointment with the sole agents:- Eddisons
1 Blackburn Road
Sheffield
S61 2DW
Contact: George Thompson
George.Thompson@eddisons.com
(0114) 2449121 Mobile 07831 446313

Ref:- 157384

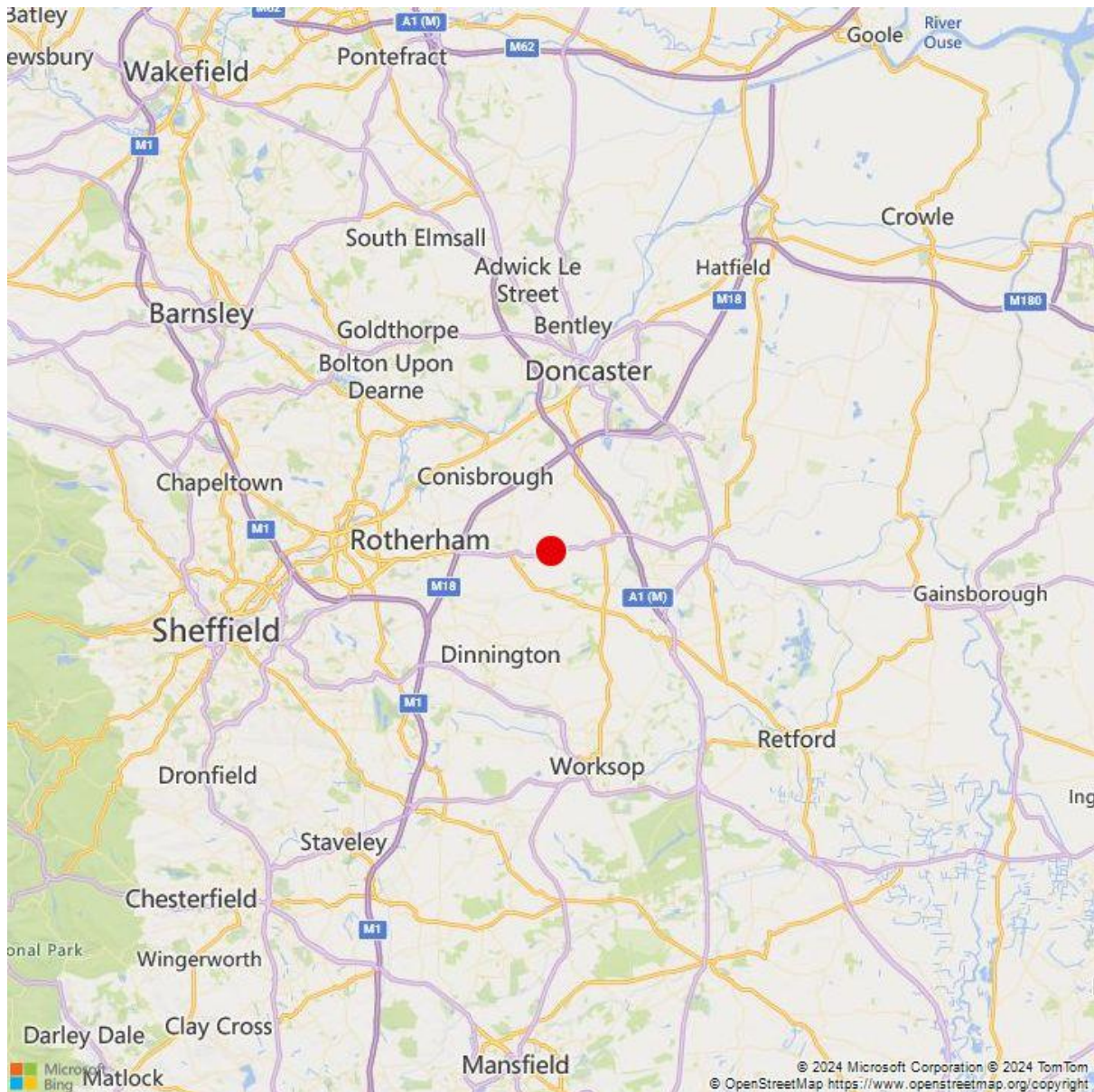
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