

SAT NAV: S66 8QB

IMMEDIATELY
AVAILABLE



To Let
High Specification Warehouse/Distribution Facility
on a site of approximately 4.1 acres

72,685 sq ft (6,752.6 sq m)

FOCUS 72

BRAMLEY WAY, HELLABY INDUSTRIAL ESTATE,
ROTHERHAM (J1 M18)



A631

J1

TNT

M18

KP SNACKS

RITTAL

TVS SCS
rico

Clipper

Pyronix
HIKVISION

Overview

Immediately available, Focus 72 - a high specification warehouse/ distribution facility located adjacent to Junction 1 of the M18 Motorway, providing fantastic access to the national motorway network.

Focus 72 is constructed to the highest standards to provide quality warehouse or manufacturing accommodation, built to an institutionally - acceptable specification. Focus 72 offers sustainable and efficient space with substantial yard and parking areas to meet bespoke occupier requirements.

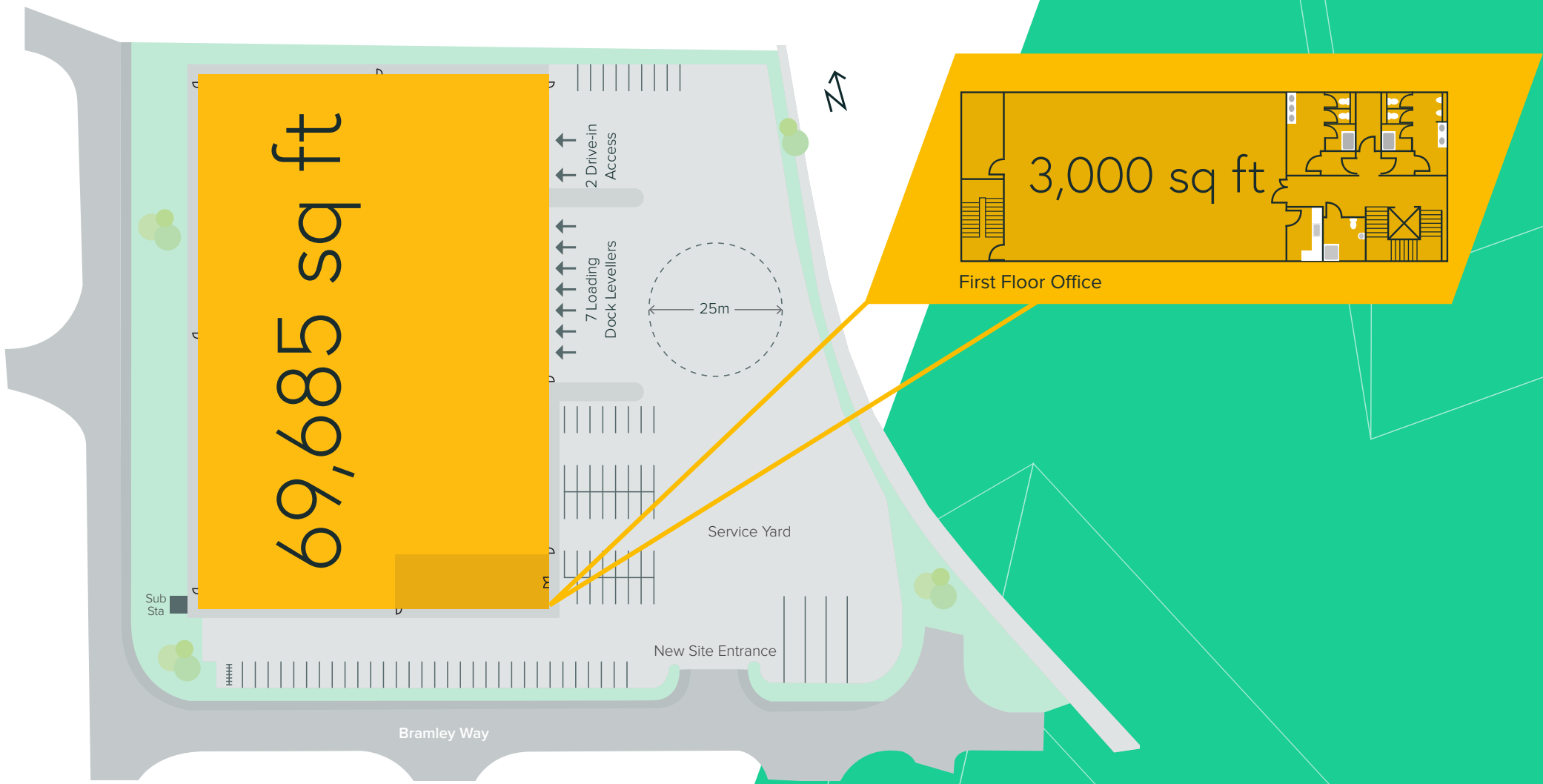
Specification



The new warehouse/distribution facility is built to the following specification:

- **12.5 metre eaves height**
- **500 KVA Power supply**
- **7 Loading dock levellers**
- **2 Ground level/drive in access doors**
- **Electrically operated roller shutter doors**
- **50 Kn/m2 warehouse floor**
- **Large car parking, loading and circulation areas**
- **10% PV to warehouse roof with ability to expand**
- **Low site density of 30%**
- **Separate overflow trailer parking area**
- **50 metre deep yard**
- **3,000 sq ft office accommodation at first floor level**
- **Separate ground floor warehouse toilets and showers**
- **Fully fenced and secured site**

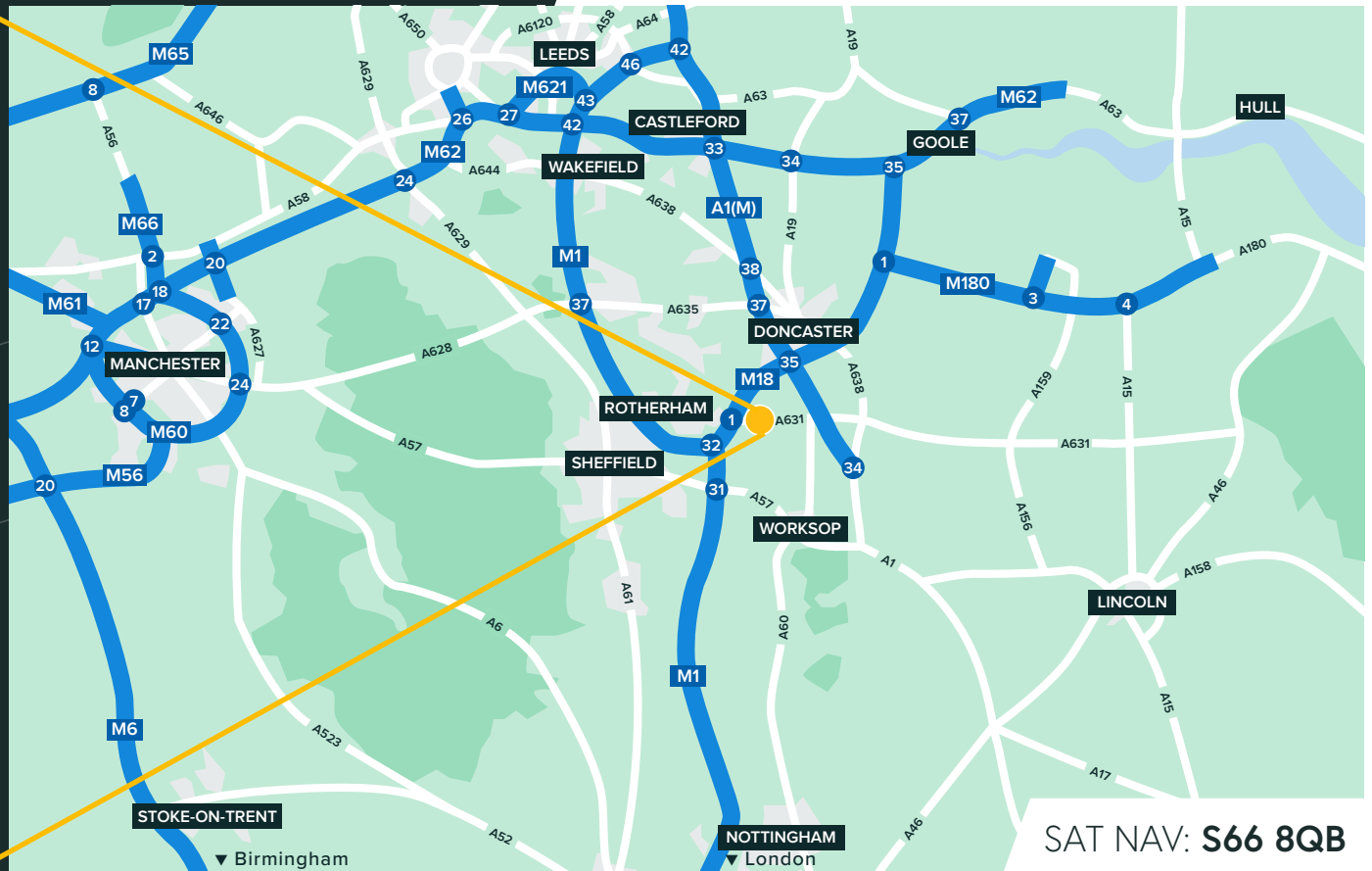
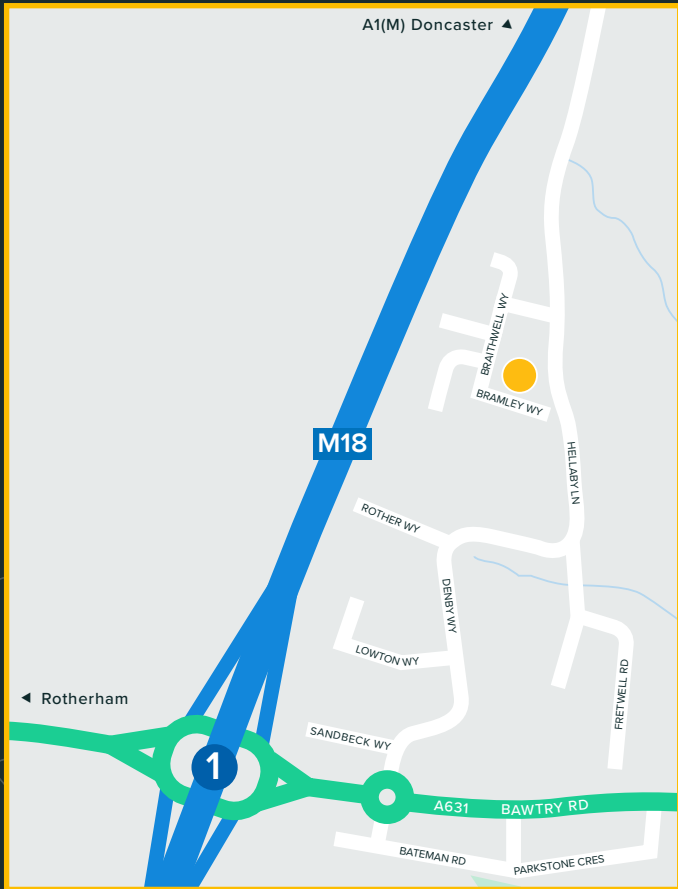




Accommodation

	Sq ft	Sq m
Warehouse	69,685	6,473.9
Offices	3,000	278.7
Total	72,685	6,752.6

72,685 sq ft
6,752.6 sq m



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Location

The premises are located on Bramley Way, forming part of the established Hellaby Industrial Estate. The accommodation is visible from Hellaby Lane, the main arterial route through the estate, providing access to the M1, A1(M) and M62 which are all within easy reach.

Rotherham Town Centre is approximately 5 miles to the west and Sheffield City Centre is approximately 9 miles to the south west.

The surrounding area is an established commercial location, home to occupiers including Stanley, Clipper, KP and Acorn Industrial Services.

Distance

Destination	Miles
J1 M18	1.5
Rotherham	5
Sheffield	9
Doncaster	10.5
Nottingham	38
Leeds	41
Manchester	50
Hull	57



Fantastic Access to
M18, M1, A1(M) & M62



Rotherham
5 miles



Established
Industrial Location



Sheffield
9 miles

Planning

Under planning application reference number RB2021/0001 - Focus 72 benefits from B2/B8 planning permission granted by Rotherham MBC.

EPC

A full copy of the EPC will be available upon request.

Terms

The unit will be available by way of a New Full Repairing and Insuring lease on terms to be agreed. Further details are available upon request.

VAT & Legal Costs

VAT will be charged where applicable. Each party to be responsible for their own legal costs incurred in the transaction.

Energy Performance Certificate

An EPC will be provided once the unit has been constructed.



CHARLES MICKLETHWAITE

T. 07771 567 229

E. charles@heaneymicklethwaite.co.uk

TOM ASHER

T. 07738 144 646

E. tom.asher@savills.com

MATTHEW EWIN

T. 07811 676 695

E. matthew.ewin@savills.com



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