

LOWTON WAY

HELLABY
INDUSTRIAL ESTATE

ROTHERHAM
S66 8RY

10,657 sq ft
(990 sq m)
1.946 ACRES

TO LET



LOWTON WAY

HELLABY INDUSTRIAL ESTATE ROTHERHAM S66 8RY

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SUMMARY

- 10,657 Sq Ft warehouse on a large 1.946 acre site
- Low site density of 12%
- Large, secure & surfaced yard area
- 16 dock level loading doors
- Excellent location less than 1 mile from J1 of the M18
- Short drive to J34 of the M1 & the A1
- Rent on application



LOCATION

The property is located on the Hellaby Industrial Estate, 5 miles to the east of Rotherham town centre. The estate is a major distribution park in South Yorkshire, and benefits from excellent communication links, being strategically situated immediately adjacent to Junction 1 of the M18, giving onward access to the A1 and J34 of the M1. Hellaby Industrial Estate is accessed from the A631 which links the M18, Rotherham and Junction 34 of the M1 to the west. The M18 links the M1 to the A1(M) and the M62.

The buildings are located on Lowton Way which is a cul-de-sac situated on the main spine road of the industrial estate called Denby Way. The surrounding area is predominantly made up of distribution occupiers.

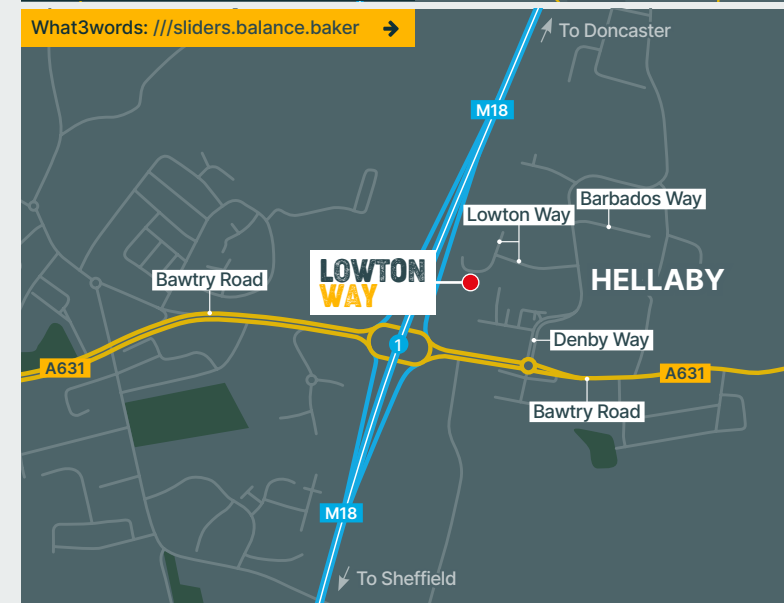
The property is a short distance away from the new Panattoni Park distribution facility at J1 of the M18.

HGV Drivetimes	Distance	Journey Time
M18 J1	0 mile	1 mins
M1 J32	3 miles	4 mins
Rotherham	5 miles	7 mins
A1(M)/M18 Interchange	7 miles	10 mins
Doncaster	12 miles	17 mins
Sheffield	12 miles	18 mins
M62/M1 Interchange	24 miles	35 mins
Leeds	41 miles	60 mins



SATNAV: S66 8RY [Click for Google map](#) →

What3words: ///sliders.balance.baker →



DESCRIPTION

The property comprises a distribution warehouse, with internal office accommodation. The warehouse benefits from an eaves height of up to 5.8m and 16 dock level loading doors. The property has most recently been used as a parcel depot, but we consider it suitable for a range of logistics, industrial, warehouse and open storage uses. Externally the yard provides secure and surfaced open storage areas.

The site area of the property extends to approximately 1.946 acres (0.788 hectares), reflecting a low site coverage of only 12%.



ACCOMMODATION

The property extends to 10,657 Sq Ft (GIA).

RENT & LEASE TERMS

The property is available by way of new FRI lease on terms to be agreed.

Rent on application – please contact the agents to discuss further.

BUSINESS RATES

The property has a 2023 Rateable Value of £54,500.

EPC

C (73).

ANTI MONEY LAUNDERING

Tenants are required to comply with Anti Money Laundering Regulations.



VIEWINGS & FURTHER INFORMATION

For further information or to arrange a viewing please contact:



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