

Hellaby Industrial Estate Rotherham

Available to Let Q1 2024

Warehouse

3,497 - 8,443 sq ft (325 - 785 sq m)



LED lighting



Three-phase power



Electric roller shutter door



4.69 m eaves height



Shared yard



Ample car parking



Hellaby Industrial Estate

Hellaby Industrial Estate Braithwell Way Rotherham S66 8QY



Description

Hellaby Industrial Estate offers 8 light industrial/warehouse units arranged in 2 terraces with shared yard and car parking areas. The units are generally finished to a specification to include LED lighting, concrete floors, three-phase power and electric roller shutter doors. The estate also benefits from office space with kitchenette/WC facilities, 24-hour access and CCTV.

The premises are located on Braithwell Way within the Hellaby area of Rotherham, and form part of the established Hellaby Industrial Estate.

Location

Braithwell Way is accessed off Micklebring Way which links to Hellaby Lane/Denby Way - the main thoroughfare through Hellaby Industrial Estate which connects directly to Junction 1 of the M18 Motorway approximately 1.2 miles away, whilst Junction 32 of the M1 Motorway is also approximately 4.4 miles away.

Hellaby Industrial Estate is home to notable occupiers such as Great Bear Distribution, Clipper Logistics, KP Snacks and Culina, who each occupy substantial premises within the surrounding area.

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Terms

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Viewing / Further Information

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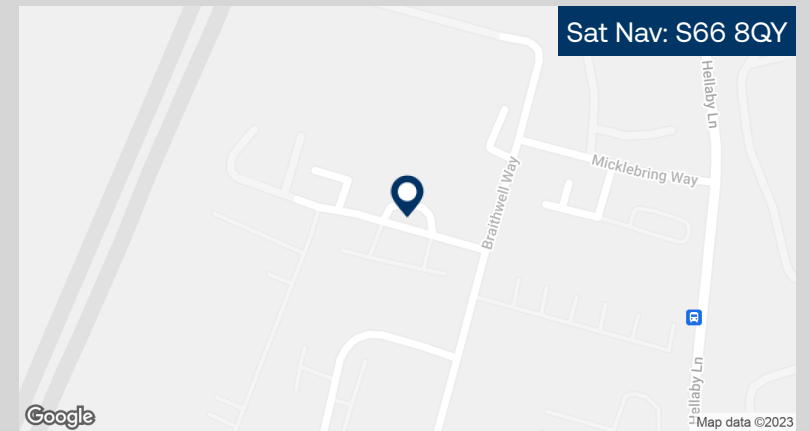
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VAT

VAT will be payable where applicable.

Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.



Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability	Rent
Unit 8A	Warehouse	3,497	325	Immediately	£2,200.00 pcm
Unit 9B	Warehouse	4,946	460	Immediately	£3,000.00 pcm
Total		8,443	785		

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