



Industrial Unit – To Let

Size 13,913 sq ft (1,293 sq m)

- Modern Industrial Unit with Multiple Cranes
- Multiple Doors & Large Yard
- 2 Storey Office Accommodation

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Location

The subject premises is located fronting Steel Street in Rotherham. The unit is a short distance from Meadowbank Road, which in turn leads to Junction 34 of the M1 Motorway less than 1 mile away. The location provides excellent access to Rotherham and Sheffield and the M1 & Motorway network beyond. Rotherham Town Centre is approximately 500m East of the subject premises and the unit is set within an established industrial area with similar industrial land users.

Description

The subject premises a modern industrial/warehouse unit set within a large dedicated hardstanding yard area. The unit is a modern unit of steel portal framed construction with profile clad and a pitched roof profile clad building. The unit provides 2 stories of separately accessed office space leading from the parking area at the side elevation. Access to the warehouse is via multiple loading doors leading from the rear and front elevations. Internally the unit provides multiple cranes. Internally the unit provides an eaves height of 6.08m which extends to 7.61m at the apex.

The unit benefits from the following:-

- Multiple cranes
- 2 storey offices
- Large Yard
- 6.08m eaves

Accommodation

| Description | SQ M | SQ FT |
|--------------------|-------------------|---------------------|
| Warehouse & Canopy | 990 | 10,660 |
| 2 Story Offices | 302 | 3,253 |
| Total | 1,292 sq M | 13,913 sq ft |

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

EPC – Available on request – C71



Ratable Value

The property has a ratable value of £43, 750. Payable is approximately £22,400 based on a UBR of 51.2p in the £.

Terms

The premises are available to let by way of a new lease on FRI terms to be agreed. **Quoting £76,500 pa** based on the existing tenant making good the current condition.

Further Information

For further information please contact the sole agents CPP
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Date of Particulars

February 2022

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