



## Industrial and Office HQ Facility 19,978 Sq Ft (1,855.96 Sq M)

- Self contained Unit with secure yard
- Detached two storey office
- Established industrial location

# Industrial and Office HQ Facility

## 19,978 Sq Ft (1,855.96 Sq M)

### Location

Located at the front of the established and well-known Eastwood Trading Estate, it offers excellent access to the regional and national road network. Rotherham town centre is approximately 1.5 miles to the south west and the M1/M18 motorways are within easy reach.

The property is situated to the east of the town centre in an established commercial location just off the A630, near the intersection with the A6123/Mushroom roundabout. Occupiers close by include Iceland, Taco Bell, Toby Carvery, McDonald's, Costa and Asda

### Description

The available premises comprises a HQ style facility with two storey detached office accommodation and a self contained industrial unit of steel portal frame construction.

The industrial premises benefit from two full height roller shutter loading access. Internally, there is single storey office accommodation, together with kitchenette.

Externally, the accommodation is set within a secure site with car parking and loading areas.

Consideration may be given to splitting the accommodation.

### Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	10,573	982.23
Ground Floor Office	4,840	449.64
First Floor Office	4,565	424.09
<b>TOTAL</b>	<b>19,978 SQ FT</b>	<b>1,855.96 SQ M</b>

### Terms

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

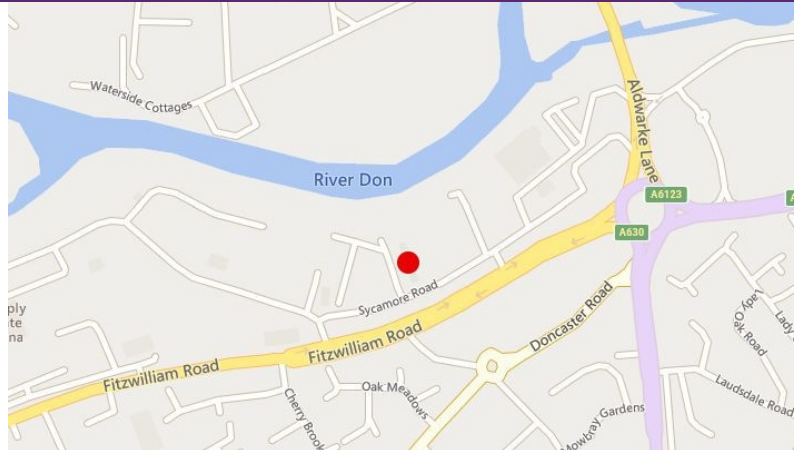
Landlord may consider splitting the office and warehouse accommodation, however, preference is to lease the site as a whole.

### VAT

All figures are quoted exclusive of VAT at the prevailing rate.

### EPC Rating

Available upon request.



### Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

### Legal Costs

Each party to bare their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP

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