

TO LET

New Industrial/Warehouse Unit - 29,024 sq ft

AVAILABLE IMMEDIATELY

Beighton

BUSINESS PARK



UNIT F, BEIGHTON BUSINESS PARK, CHESTERFIELD ROAD, ROTHERHAM S20 1DJ - J31 M1

Keyline for indicative purposes only.

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**NEW INDUSTRIAL/
WAREHOUSE UNIT 29,024 sq ft
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SPECIFICATION

The unit benefits from the following specification:

- 2 no. ground level loading doors with 4.5m height
- 35 kN/m² floor loading capacity
- Eaves height of 8.0m
- Pitched roof with 10% roof lights
- Disabled WC and shower facilities
- Concrete yard loading area

TERMS

The unit is available to lease on new terms to be agreed. Quoting terms are available on request from the sole agent, CPP.

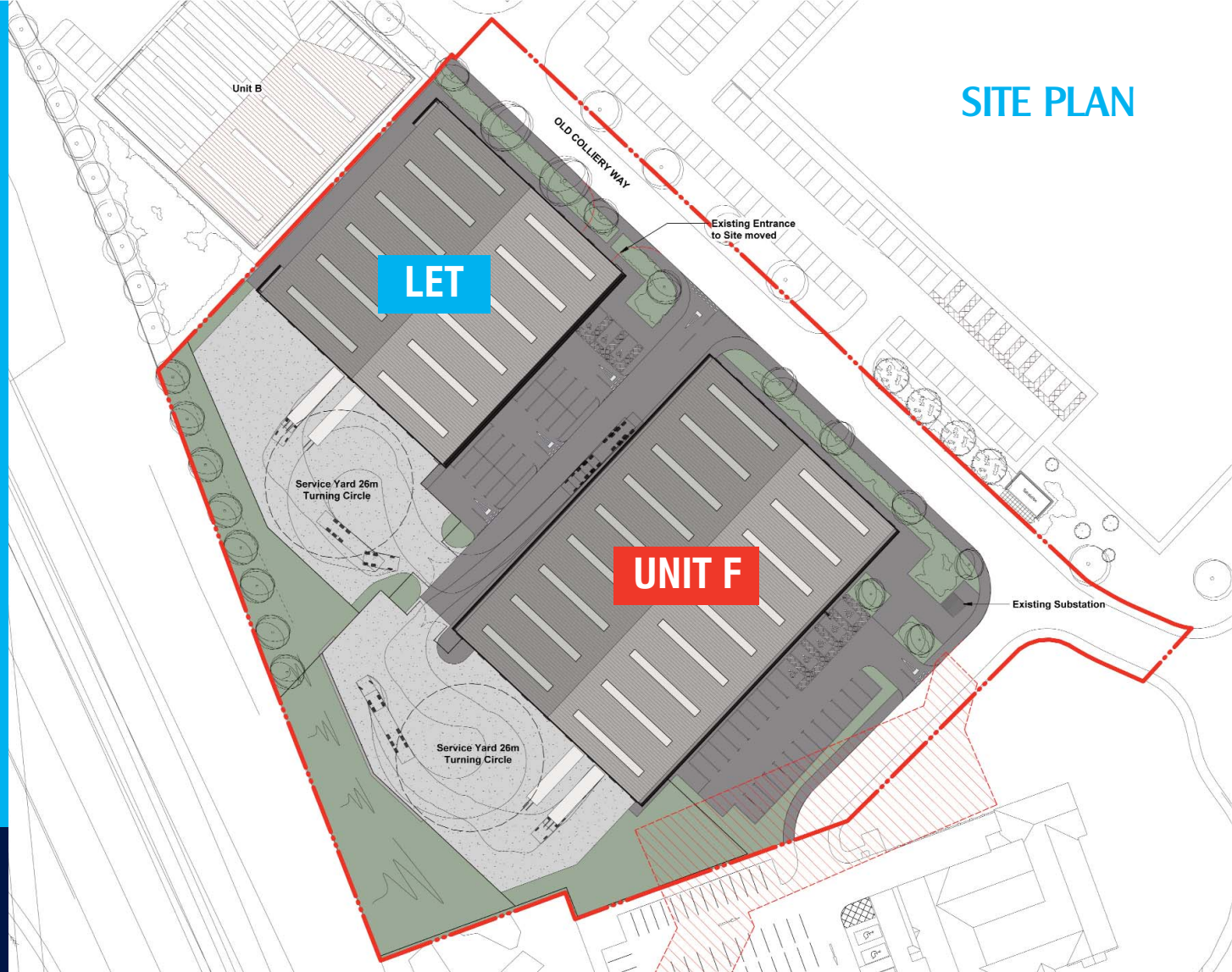
ACCOMMODATION

Approximate floor areas for the unit are shown below:

		m ²	sq ft
Unit E	LET		
Unit F	Warehouse	2,556	27,516
	Office	140	1,508
	Total GIA	2,696	29,024

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SITE PLAN



EPC

Available upon request.

VAT

VAT will be applicable.



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In partnership with

Rotherham
Metropolitan
Borough Council



FURTHER INFORMATION

Please contact the sole agent for further information:

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