



Industrial/Warehouse Unit

Sizes: 27,076 sq ft (2,515 sq M)

- Excellent Access to Junction 1 of the M18
- Prominently located & Full Refurbishment taking place
- Yard & Parking Area

Industrial Unit – To Let

Size 27,076 sq ft (2,515 sq M)

Location

The property is located at Hellaby Industrial Estate, Rotherham fronting Denby Way close to the main arterial route of Bawtry Road. The warehouse is superbly situated at the start of the Hellaby Industrial Estate, providing excellent prominence and access to J1 of the M18. Hellaby is a popular industrial estate that provides direct access to the M18 and beyond to the M1 and A1 Motorways.

The property is approximately 5 miles east of Rotherham and 12 miles east of Sheffield centre.

Description

Unit B is single story industrial unit with integral 2 story office accommodation and associated yard/parking area. The unit is set to undergo an extensive refurbishment program to improve the existing space. The unit provides access via 3 loading doors leading from the yard area. The unit provides additional yard and access to the rear of the premises. Further personnel access leads from the additional car park into the refurbished office accommodation arranged over two floors.

We have measured the unit to provide the following Gross Internal Areas: -

Description	Sq ft	Sq m
Warehouse	25,863	2,402
Mezzanine	1,213	112
TOTAL	27,076	2,515

Terms

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

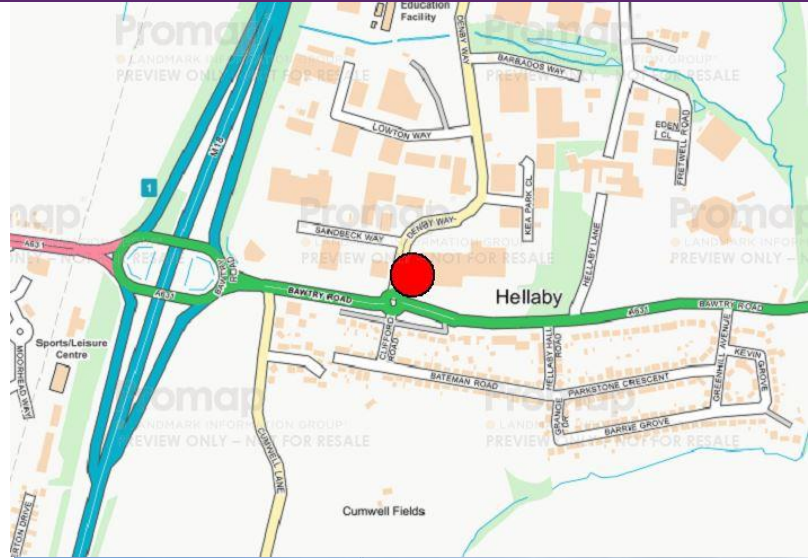
Quoting £121,878 pa based on £4.50 per sq ft following a full refurbishment of the property,

EPC Rating

Available upon request.

Legal Costs

Each party to bear their own legal costs.



VAT

All figures quoted are subject to VAT

Further Information

All enquiries through the sole agent CPP.

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Date of Particulars

March 2021

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