



Modern Semi-detached Warehouse Unit Size 5,041 sq ft (468.3 sq m)

- Modern semi-detached unit
- Fitted with office accommodation
- Established location
- Easy access to both A1 (M) and M1 Motorway networks

Modern Semi-detached Warehouse Unit – For Sale

Size 5,041 sq ft (468.3 sq m)

Location

Brookfields Light is situated in the heart of the Deane Valley at Manvers, Rotherham close to its boundary with Doncaster and Barnsley.

Communication links throughout the area are excellent and these are complimented by easy access to Junction 36 of the M1 and also Junction 37 of the A1 (M).

Description

The available unit is part of the Brookfields Light development and comprises a semi-detached industrial unit of steel portal frame construction with steel profile insulated cladding.

The accommodation is finished to a high specification to include the following:-

- Fully fitted office with toilet and reception area
- Lift access to upper floor
- Eaves height of 6m
- 35kn per square foot loading
- Lighting to the warehouse
- Dedicated car parking

Accommodation

From the measurements taken on site we understand that the property benefits from the following gross internal area:-

Description	Sq ft	Sq m
Ground Floor - Warehouse	3,997	371.32
First Floor – Office	1,044	96.98
TOTAL	5,041	468.30

Quoting

£400,000

EPC Rating

Available upon request.

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



Further Information

Ed Norris

T: 0114 270 9165

M: 07711 319 339

E: ed@cpartners.co.uk

Max Pickering

T: 0114 270 9165

M: 07835 059 363

E: max@cpartners.co.uk

Joint Agent

John Arkwright and Company

Ed Bunbury

T: 020 74957090

Date of Particulars

July 2021



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