



High quality Industrial/ Trade Counter Unit Size 4,015 sq ft (373 sq m)

- Established Commercial Location
- Home to a Number of Trade Occupiers
- Accommodation Available Immediately.

High quality Industrial/ Trade Counter Unit

Size 4,015 sq ft (373 sq m)

Location

The available premises are situated on Stadium Way within Barbot Hall Industrial Estate, which is well placed in Rotherham to the North of the town centre. The premises are accessed from Rotherham Road (A633), one of the main arterial routes through Rotherham. The property is also within close proximity to Junction 34 of the M1 Motorway, which is just 3 miles to the West of the site. Barbot Hall Industrial Estate is home to a number of well known occupiers including Toolstation, Dulux Decorator Centre, Howdens and CEF. The property is also within close proximity to Parkgate Shopping Centre.

Description

The premises comprise of two industrial / trade counter units of steel portal frame construction with part brick and part steel clad elevations, set beneath a pitched roof, benefiting from insulated roof panels. The available units have been fully refurbished to a spec to include

- Minimum eaves height of 4.6 metres.
- Fitted office accommodation.
- W/C facilities.
- Roller shutter door to each unit.
- Heating and lighting to the main warehouse

Accommodation

Description	SQ M	SQ FT
Unit 10	373	4,015
Total	373 Sq m	4,015 sq ft

Legal Costs

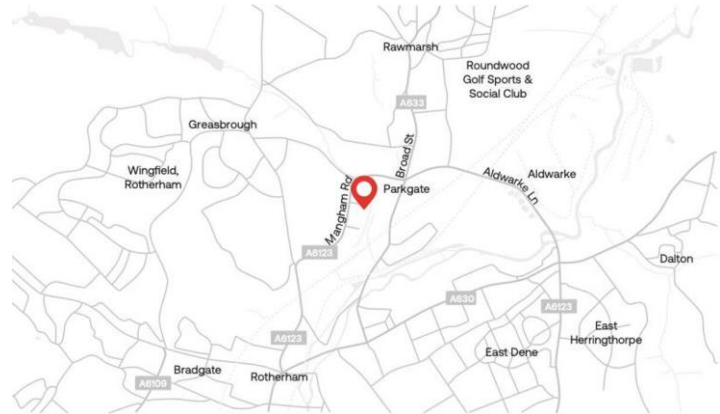
Each party to bear their own legal costs incurred in any transaction.

VAT

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

Ratable Value

The property has a ratable value of 19,500.



Terms

The premises are available to let by way of a new lease on terms to be agreed.

EPC Rating

This is available upon request.

Further Information

For further information please contact CPP

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Date of Particulars

September 2021



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