



## Trade Counter Unit 3,613 Sq Ft (335.65 Sq M)

- Excellent Access to Junction 1 of the M18
- Prominently located
- Accommodation Available Immediately

# Trade Counter Unit

## 3,613 Sq Ft (335.65 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

The subject property comprises an end-terrace industrial warehouse unit of steel portal frame construction. The unit offers an opportunity for both trade counter & warehouse/storage uses given the prominence fronting Denaby Way. Internally the unit has concrete floors, electric roller shutter door and fluorescent strip lighting. The unit has 3 phase power. There is a gas and water supply to the property.

There are trade counter and welfare facilities to the front on the unit which comprise of a retail sales area and male / female / disable WC.

Externally the unit provides a hardstanding/parking area to the front of the unit.

### Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	2,654	246.56
Trade Counter	751	69.77
Office	208	19.32
<b>TOTAL</b>	<b>3,613 SQ FT</b>	<b>335.65 SQ M</b>

### Terms

The property is available to let by way of a new lease term on terms to be agreed. The quoting rent for the unit is £25,000 per annum (£6.90 per sq ft).

### VAT

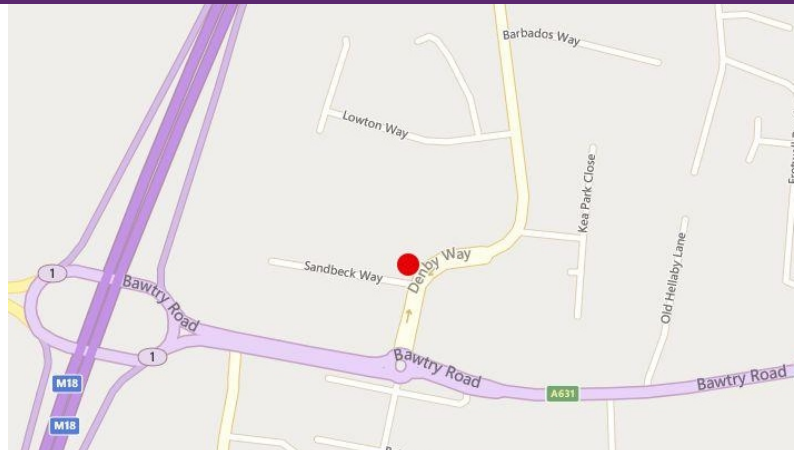
All figures quoted are subject to VAT at the prevailing rate where applicable.

### Rateable Value

The rateable value for the unit is available on request.

### EPC Rating

The warehouse has an EPC rating of 'D'.



### 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 bear their own legal costs incurred in any transaction.

### Further Information

For further information please contact the sole agents CPP

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