



Industrial Unit – To Let Size 31,444 sq ft (2,921 sq m)

- Industrial Unit with Multiple Cranes
- Front & Rear Yard (with crainage)
- 2 Storey Office Accommodation

Industrial Unit – To Let

Size 31,444 sq ft (2,921 sq m)

Location

The subject premises is located fronting Steel Street in Rotherham. The unit is a short distance from Meadowbank Road, which in turn leads to Junction 34 of the M1 Motorway less than 1 mile away. The location provides excellent access to Rotherham and Sheffield and the M1 & Motorway network beyond. Rotherham Town Centre is approximately 500m East of the subject premises and the unit is set within an established industrial area with similar industrial land users.

Description

The subject premises provides a 3 bay industrial warehouse unit with two storey office section and associated yard.

The warehouse provides several cranes with multiple 5t and 10t cranes within the property. Internally the unit measures 5.65m to the underside of the eaves. Access to the warehouse is via multiple loading doors on the front and rear elevations. Externally the unit provides hardstanding areas to the rear, front and side of the premises with additional cranes within the rear yard.

The unit benefits from the following:-

- Multiple 5t & 10t cranes
- 2 storey offices
- Rear Yard with cranes
- 5.65m eaves

Accommodation

Description	SQ M	SQ FT
Warehouse & Canopy	2,543	27,375
2 Story Offices	378	4,069
Total	2,921 sq M	31,444 sq ft

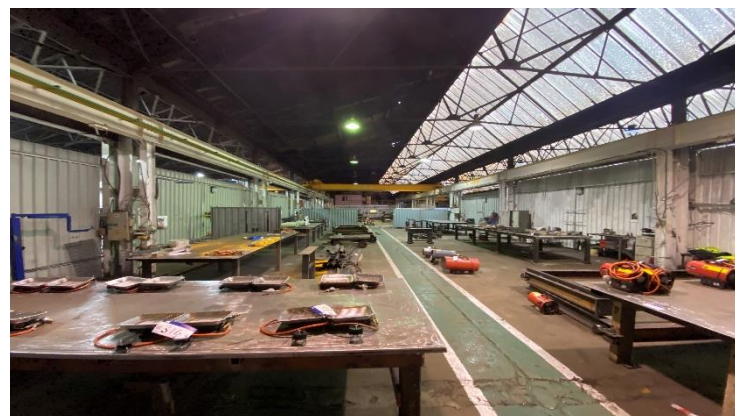
Legal Costs

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.

EPC – Available on request



Ratable Value

The property has a ratable value of £35,000. Payable is approximately £17,920 based on a UBR of 51.2p in the £.

Terms

The premises are available to let by way of a new lease on FRI terms to be agreed. **Quoting £126,000** based on the existing tenant making good the current condition.

Consideration will be given to a sale at £1.6m.

Further Information

For further information please contact the sole agents CPP

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Date of Particulars

May 2022



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