To Let



Unit E Meadowbank Industrial Estate, Harrison St Meadowbank Rotherham S61 1EE



Detached Industrial/Warehouse Unit To Let 11,446 Sq Ft (1,063.33 Sq M)

- Close to Junction 34 M1 Motorway
- Dedicated & Secure Yard
- Close to Sheffield & Rotherham Centres

Detached Industrial/Warehouse Unit To Let 11,446 Sq Ft (1,063.33 Sq M)

Location

Established industrial area one mile to the west of Rotherham Town Centre.

0.5 miles from Junction 34 of the M1 motorway.

Close proximity to the main arterial road (A630 Centenary Way) leading into Rotherham from the M1 affording excellent access to the

centre of Sheffield.

Description

Under Refurbishment

Detached steel portal framed unit with dedicated yard.

2 x loading doors.

Additional office and reception access.

Set for full refurbishment to complete May 2023.

Accommodation

DESCRIPTION	SQ FT	SQ M
Unit E	11,446	1,063.33
TOTAL	11,446 SQ FT	1,063.33 SQ M

Terms

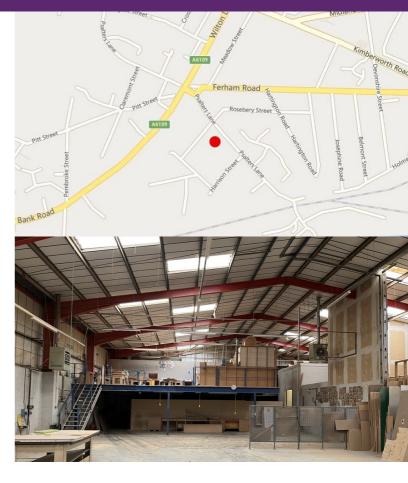
FRI Terms to be agreed quoting £6.25 per sq ft - £71,537 pa Service Charge and Insurance - TBC

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon request



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 bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP
Mr Ed Norris MRICS Mr Max Pickering MRICS
T: 0114 270 9160 T: 0114 2738857
M: 07711 319 339 M: 07835 059363

March 2023



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.