



## Modern Industrial Units to Let 1,075 Sq Ft (99.87 Sq M)

- Excellent Location, a short distance from the M1 motorway
- Secure Yard Area
- Full Height Roller Shutter with Separate Pedestrian Access

# Modern Industrial Units to Let

## 1,075 Sq Ft (99.87 Sq M)

### Location

Meadowbank Industrial Estate is located in the Deepdale area of Rotherham, in a well located industrial area just off Meadowbank Road. The location provides excellent access to the M1 motorway just 1 mile to the southeast and to Rotherham Town Centre just 1.2 miles to the East.

### Description

Meadowbank Industrial Estate Units A1 - A10 are a pair of terraces of small business units, ranging from 673 to 1,075 square feet. The units each benefit from a full height roller shutter and pedestrian door access, and are constructed with brick/blockwork walls, concrete floors. Internally, the units are open plan, with a small welfare block included in each unit. Externally, the units benefit from a shared, secure yard area, with room for vehicle parking in front of each unit.

### Accommodation

DESCRIPTION	SQ FT	SQ M
Unit A8	1,075	99.87
<b>TOTAL</b>	<b>1,075 SQ FT</b>	<b>99.87 SQ M</b>

### Terms

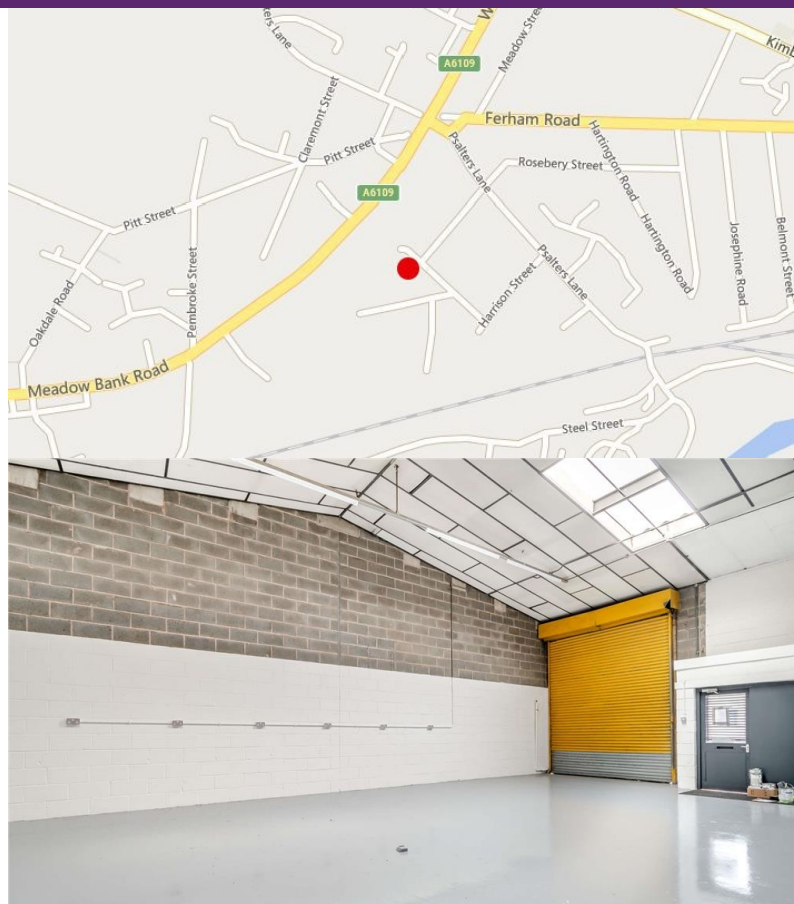
The units are available by way of a new full repairing and insuring lease for terms to be agreed. Further details are available upon application .

### 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 bear their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP  
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