

TO LET - 128,082 SQ FT INDUSTRIAL WAREHOUSE
JUNCTION 1 / M18, ROTHERHAM, S66 8EL



ROTHERHAM 125

DESCRIPTION

The Property comprises a detached distribution warehouse developed in three interlinked phases comprising steel portal frame structures. In 2015 the property benefitted from an extensive refurbishment.

The property is accessed from Rotherham Road (A631) through a security barrier leading into a surfaced car park. There is a large yard to the rear of the property that offers good circulation space and lorry parking.

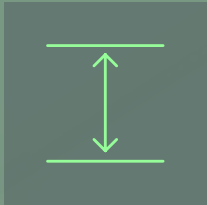
Loading is provided by dock level doors and ground level access doors. To the front south facing elevation there is a two storey office block that has been subdivided to provide a range of open plan offices and welfare facilities including space for a kitchen and canteen area. The total office content is 12%.



ACCOMMODATION



8 - 13M eaves



10 Dock Level Doors



4 Level Access Doors



810 KVa Power Supply



Secure Site

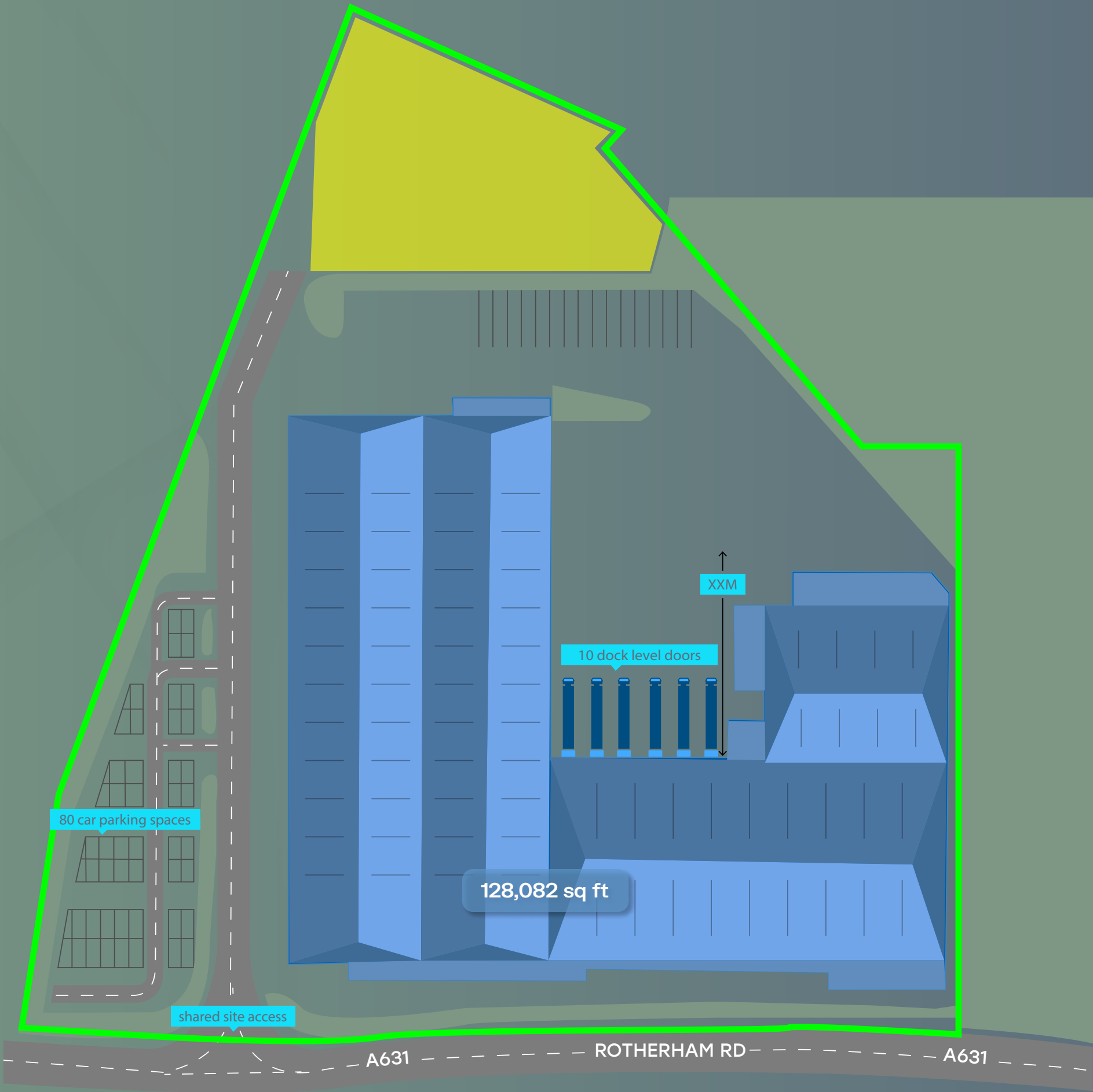


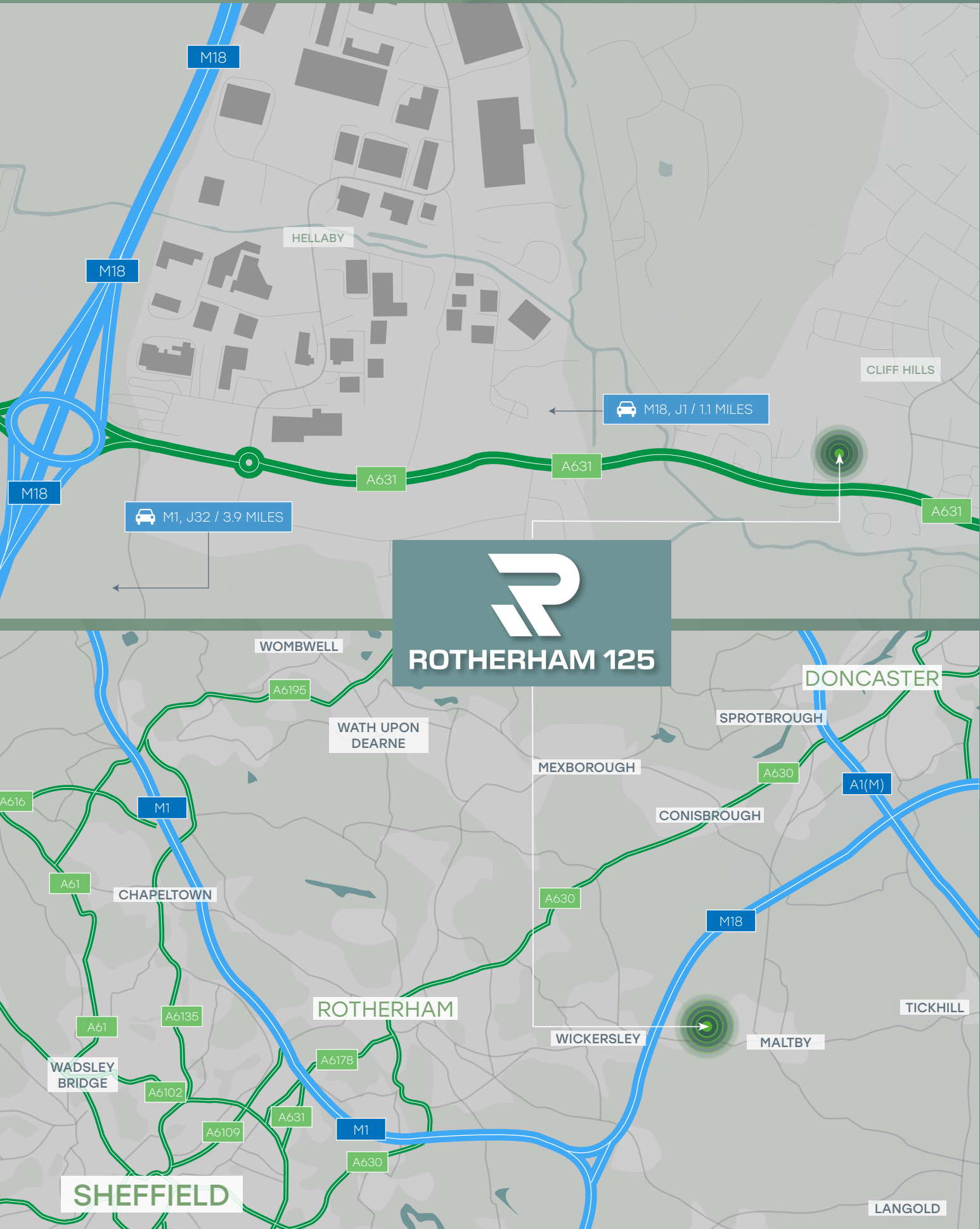
Proven logistics location

NAME	SQ FT	SQ M
Ancillary - Office / Canteen / Welfare	14,392	1,337.06
Unit - Main Warehouse	62,324	5,790.09
Unit - Dispatch Warehouse	34,617	3,216.02
Unit - High Bay Warehouse	15,177	1,409.99
Ancillary - Warehouse	1,572	146.04
Total	128,082	11,899.20

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following approximate gross internal floor areas.

The unit benefits from additional open storage to the Eastern boundary of the site.





LOCATION

The property is situated just one mile to the east of Junction 1 of the M18 and benefits from a prominent frontage to the A631 Rotherham Road, approximately 1 mile from the M18 which provides access to both the M1 to the south west and A1 to the north east.

The site is bound by Rotherham road (A631) to the south, Maltby Trading Estate to the west, housing and a day centre to the north and a further housing estate to the east.

The warehouse occupies a standalone position close to the Hellaby Industrial Estate, which is home to occupiers such as TNT, Clipper Logistics, UPS and KP Snacks.

Drive Times	Miles	Hr/Min
M18 J1	0.1	1 min
M1 J32	3	4 mins
Rotherham	5	7 mins
A1(M)/M18 Interchange	7	10 mins
Doncaster	12	17 mins
Sheffield	12	18 mins
M62/M1 Interchange	24	35 mins
Manchester	51	1 hr 16 mins
Birmingham	85	2 hrs 7 mins

Airports	Miles	Hr/Min
Doncaster Sheffield	13	19 mins
Leeds Bradford	49	1 hr 13 mins
Ports	Miles	Hr/Min
iPort	10	14 mins
Maritime Wakefield	30	45 mins
Immingham	55	1 hr 21 mins

Competitive Wages

Gross weekly full time pay in Rotherham is 12% cheaper than UK average

Population

2.8 million consumers within 45 minutes by van

Skilled Labour Force

10.4% of South Yorkshire's labour force works in manufacturing, compared to 4.9% nationwide





FURTHER INFORMATION

TENURE

To Let

BUSINESS RATES

Upon Enquiry

RENT

Rent on application

EPC RATING

Upon Enquiry

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