

TO LET HYBRID INDUSTRIAL UNITS

2 Storey, 1,550 sq. ft.

A flexible workspace to suit your business needs

MANDALE PARK

\$60

SHEFFIELD ROAD,
ROTHERHAM, S60 1DG



COMMERCIAL PROPERTY PARTNERS

0114 273 8857

www.cpartners.co.uk

MANDALE PARK

S60

SHEFFIELD ROAD,
ROTHERHAM,
S60 1DG



VIEW OUR
VIRTUAL TOUR

THE LOCATION:

Mandale Park S60 will be prominently situated along Sheffield Road (A6178), offering direct access to Junction 33 of the M1 motorway, just 1.4 miles away. Sheffield Road is a well-established commercial area, hosting a diverse range of businesses, including office and industrial occupiers, alongside leisure facilities.

This strategic location provides excellent connectivity and is ideal for businesses seeking a dynamic environment with convenient access to key transport links.

THE UNITS:

We will be constructing 26 hybrid 2 storey industrial units.

Each 1,550sq. ft. unit comes complete with a WC, kitchenette, electric roller shutter, BT connection, 3-phase electricity and water, ensuring a hassle-free and efficient work environment from day one. The ground floor warehouse is perfect for storage whilst the load bearing first floor can be customised into limitless configurations suitable for any business.

THE DEVELOPMENT:

Beyond the generous specification of the units, our business parks take pride in providing top-notch amenities and facilities for its tenants.

Expect features such as 24 hour security systems, ample free parking spaces and well-maintained common areas. The aim is to create an environment where businesses can focus on what they do best in a location they love.

SERVICES

The properties will have:

- 3 phase electric
- Water
- BT
- Electric roller door
- Kitchenette and bathroom
- Individual meters for self-control

NO.	UNIT SQ. FT.	FLOORS	ANNUAL RENT	SERVICE CHARGE	INSURANCE	AVAILABILITY
12	1,550	2	£18,500 + VAT	£650 + VAT	£350 + VAT	
13	1,550	2	£18,500 + VAT	£650 + VAT	£350 + VAT	
14	1,550	2	£18,500 + VAT	£650 + VAT	£350 + VAT	
15	1,550	2	£18,500 + VAT	£650 + VAT	£350 + VAT	
16	1,550	2	£18,500 + VAT	£650 + VAT	£350 + VAT	
17	1,550	2	£18,500 + VAT	£650 + VAT	£350 + VAT	
18	1,550	2	£18,500 + VAT	£650 + VAT	£350 + VAT	
19	1,550	2	£18,500 + VAT	£650 + VAT	£350 + VAT	
20	1,550	2	£18,500 + VAT	£650 + VAT	£350 + VAT	
21	1,550	2	£18,500 + VAT	£650 + VAT	£350 + VAT	
22	1,550	2	£18,500 + VAT	£650 + VAT	£350 + VAT	
23	1,550	2	£18,500 + VAT	£650 + VAT	£350 + VAT	
24	1,550	2	£18,500 + VAT	£650 + VAT	£350 + VAT	
25	1,550	2	£18,500 + VAT	£650 + VAT	£350 + VAT	
26	1,550	2	£18,500 + VAT	£650 + VAT	£350 + VAT	



Evans Halshaw

A630

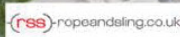


METALIS



FABRICATED PRODUCTS

SHEFFIELD ROAD



STANDARD SPECIFICATION



Electrically operated roller shutter door
(3m height)



BT connection



Ample free parking



Total GIA circa 1,550 sq. ft.



Kitchenette facilities



WC facilities



24/7 security systems in place



Water connection provided



3-phase electric provided



3.4m ground floor height (approx)
2.5m first floor height (approx)



Fire alarm system

EXTRAS (site specific)



Air conditioning



Solar panel energy



Electric car charging station



Double glazed front and rear entrance



MANDALE PARK

S60

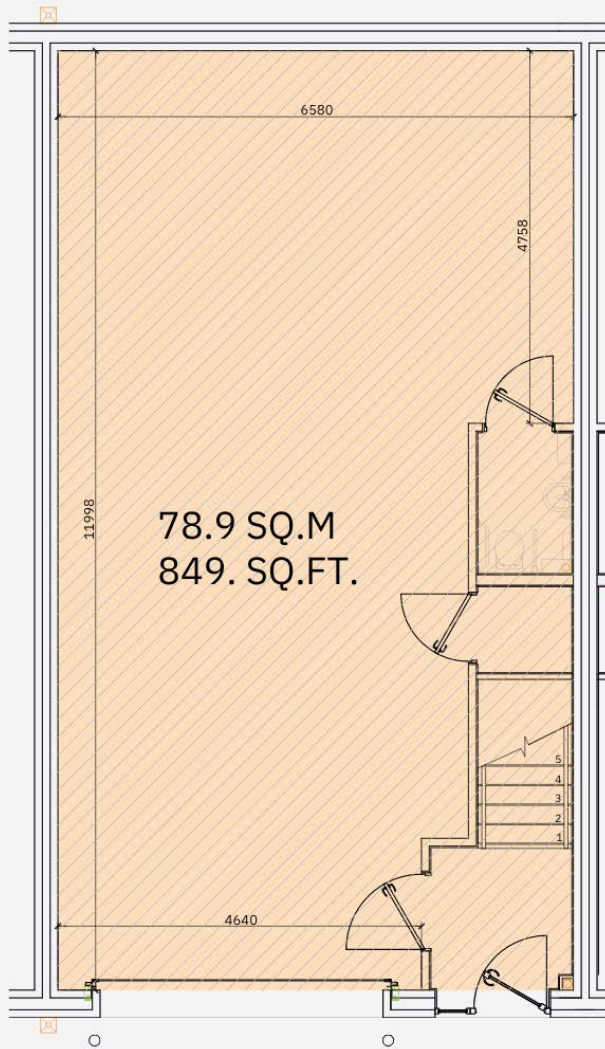
SHEFFIELD ROAD,
ROTHERHAM,
S60 1DG



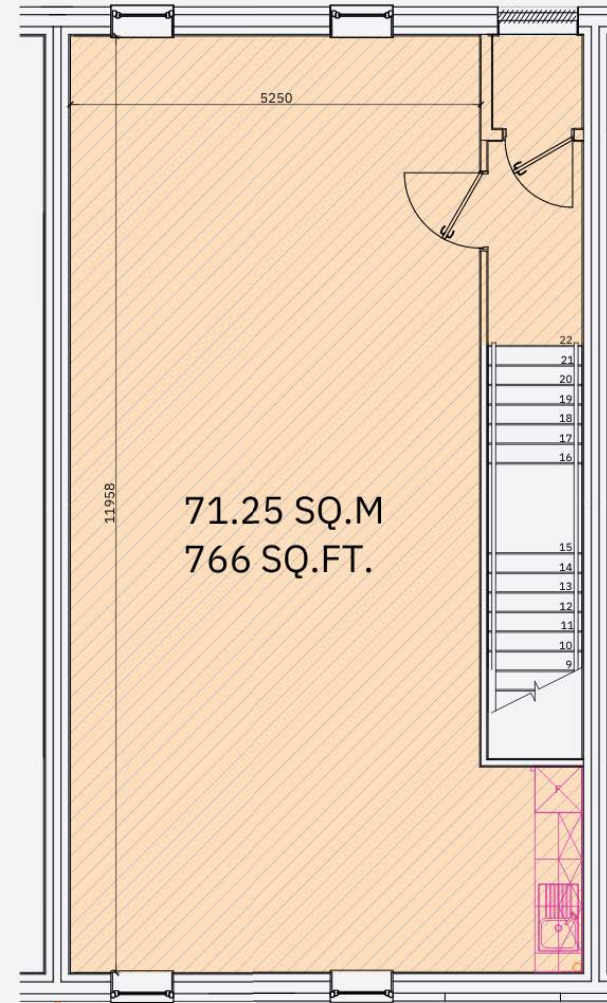
VIEW OUR
VIRTUAL TOUR



SHEFFIELD ROAD



TYPICAL PLAN - GROUND FLOOR



TYPICAL PLAN - FIRST FLOOR

TOTAL HATCHED AREA - 150.15 SQ.M. (1615 sqft)





OUR TENANTS INCLUDE:

Creative and Media:

Audio studios
Photography
Media agencies
Sound systems
Textiles and fashion
Wedding planners

Health Services:

Opticians/hearing
Dentists
NHS services
Mobile vets

Personal Care:

Tanning salons
Hairdressers
Nails and beauty
Cosmetic training academies

Commercial Services:

Office/storage
Commercial cleaners
Laundrettes
E-commerce

Food and Beverage:

Food manufacturers
Ghost/dark kitchens
Bakeries

Retail and Wholesale:

Flower shops
Hardware stores
Sports equipment
Workwear
Antiques dealer

Trades:

Structural engineers
Windscreen repair
Architects
Electricians
Plumbing
Lighting
Air con installation

Professional Services:

Solicitors
Property maintenance
Electric and plumbing
Undertakers
Telecommunications
Housing associations
Architects

Health and Fitness:

Gyms
Pilates
Personal trainers
Martial arts
Dance studios

Infrastructure:

Cable installation
CNC machinery

Home and Design

Kitchen showrooms
Office fitters
Upholstery

MANDALE PARK

S60

SHEFFIELD ROAD,
ROTHERHAM,
S60 1DG



WATCH HOW
OUR TENANTS
HAVE ADAPTED
THEIR UNITS



CONTACT

For further information or to arrange a viewing please contact:

Ed Norris:

d. 0114 2709160

m. 07711 319 339

e. ed@cpartners.co.uk

MANDALE PARK

S60

 **export.motel.richer**

IMPORTANT NOTICE: Whilst every reasonable effort has been made by Mandale Business to ensure accuracy, interested parties are strongly advised to take appropriate steps to verify by independent inspection or enquiry all information for themselves and to take appropriate professional advice. (i) No description or information given about the property or its value, whether written or verbal and whether or not in these particulars ('information') may be relied upon as a statement of representation or fact. Mandale Business and their Agents have any authority to make any representation and accordingly any information given is entirely without responsibility on the part of Mandale Business the seller/lessor. (ii) Any photographs show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. (iii) Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. (iv) Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any information given.

