



Modern Industrial/Warehouse Unit 88,703 Sq Ft (8,240.51 Sq M)

- High Quality/Spec Unit
- Close To Junction 34 M1
- Large Power to Site

Modern Industrial/Warehouse Unit

88,703 Sq Ft (8,240.51 Sq M)

Location

The development is accessed via Bessemer Way which links to the A6178 Sheffield Road and provides direct access to Junction 34 of the M1 only 4 minutes' drive away. The A6178 also links the estate to Sheffield City Centre 6.5 miles away to the south west, whilst the M1 links Barnsley to the north and Chesterfield to the south.

Occupying a fantastic location close to both Rotherham and Sheffield and the motorway network. Rotherham town centre is within a 30 minute walk. The Meadowhall shopping centre is a short distance from the site.

Description

The property comprises a purpose-built industrial premises originally constructed in 2004 and extended in 2008. The unit provides a quality, detached HQ facility close to Junction 34 of the M1 Motorway in South Yorkshire on the Rotherham/Sheffield boarder.

The property provides double bay production accommodation with 3 story office block and reception. The site offers a fully secure site with 360 accessibility to the unit.

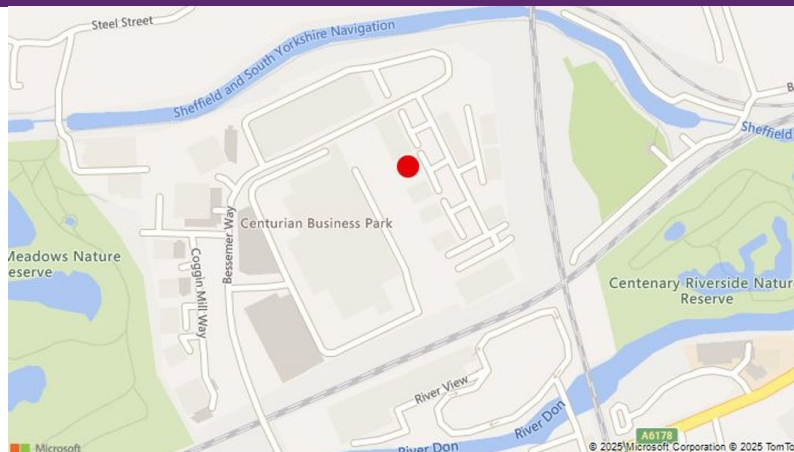
Entrance to the property is via a reception personnel door leading from the parking area. This leads into the ground floor reception and office area. The office section extends to the first and second floor which is a mix of open plan with cellular office space on the first floor.

Access to the warehouse is via multiple loading doors with the single pitch roof eaves height of 14m to the highest point dropping to 11m. The warehouse provides a very high specification with over 1,100 kva available on site and multiple cranes within each bay.

Externally, separate access points are provided for the car park and service yard. The site, itself, is secured by galvanised steel fencing to the northern boundary and wire mesh fencing along the south and west boundaries with automated security gates providing access to the staff car park and rear yard. A customer car park (18 spaces) is located adjacent the entrance to the property.

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse/Production	71,293	6,623.12
Ground Floor Reception/testing/production	5,711	530.55
FF Offices	5,978	555.36
2nd Floor Offices	5,721	531.48
TOTAL	88,703 SQ FT	8,240.51 SQ M



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

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To be confirmed once complet