



## Modern Warehouse/Distribution facility with large yard

24,118 Sq Ft (2,240.56 Sq M)

- Excellent location close to J34 M1
- Purpose built distribution warehouse with 13 loading doors
- Large concrete yard, with site area totaling 1.95 acres
- Available Immediately

# Modern Warehouse/Distribution facility with large yard

## 24,118 Sq Ft (2,240.56 Sq M)

### Location

The property is located on Bradmarsh Way in Rotherham, South Yorkshire approximately 5 miles north east of Sheffield. It benefits from excellent transport links in the form the unit is 2 miles away from J34 of the M1 and M18. The M1 provides direct access to the North (Leeds and Wakefield) and South (Nottingham, Milton Keynes and London).

### Description

The subject property comprises a modern detached warehouse/distribution facility benefitting from a large concrete yard area. The property comprises a steel portal framed construction with integral two storey office accommodation. On the ground floor, there is a staff canteen and welfare area along with meeting room space, with smaller offices on first floor level.

The unit benefits from 13 ground level loading doors and 360 degree site circulation. There is a external trailer parking area in the rear yard. The site is securely fenced benefitting from a secondary yard gate. The total site area is 1.95 acres and the site benefits from a large staff carpark.

### Accommodation

The property benefits from the following Gross Internal Area:

### Accommodation

| DESCRIPTION         | SQ FT               | SQ M                 |
|---------------------|---------------------|----------------------|
| Warehouse           | 16,036              | 1,489.74             |
| Ground Floor Office | 4,041               | 375.41               |
| First floor Office  | 4,041               | 375.41               |
| <b>TOTAL</b>        | <b>24,118 SQ FT</b> | <b>2,240.56 SQ M</b> |

### Terms

Quoting £195,000

The property is available to let by way of a new lease on FRI terms to be agreed.

### VAT

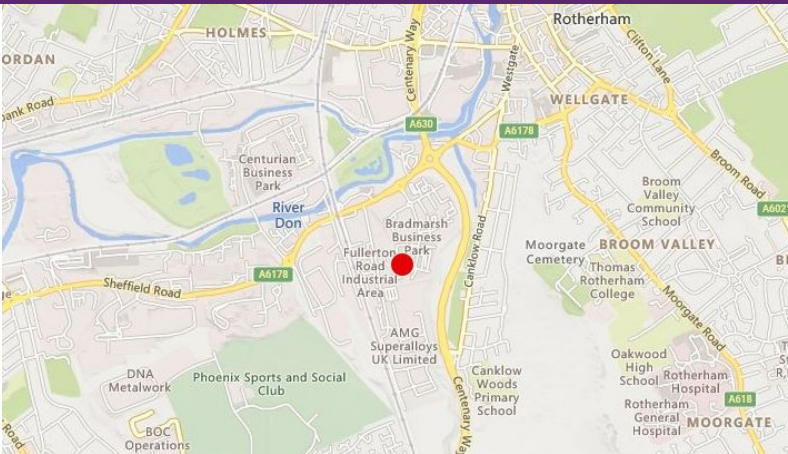
All figures are quoted exclusive of VAT at the prevailing rate.

### Rateable Value

The Rateable Value for the property is £114,000.

### 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  
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