

TO LET

Refurbished Industrial
Warehouse Unit

33,654 SQ FT

AVAILABLE
NOW



Unit 1 | Sandbeck Way
Hellaby | Rotherham | S66 8QL

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Description

The subject property comprises a prominent detached industrial/warehouse unit with secure yard area.

The property provides the following specification:

- 6.3M eaves height
- Fully refurbished warehouse
- New translucent panel roof lights
- Two Storey Integral Office with LED Lighting
- 3 ground level loading doors
- 1 dock level loading door
- Secure yard area

Accommodation

AREA	SQ M	SQ FT
Warehouse	2,923	31,464
Ground floor office	102	1,098
First floor office	101	1,092
TOTAL	3,126	33,654



More information available through the letting agents:



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Misrepresentation Act 1967. Every care has been taken in the preparation of these details, however any intending occupier should satisfy themselves of the correctness of each statement contained herein. They are expressly excluded from any contract. All measurements and distances are approximate. VAT may be applicable to rent/price quoted. January 2025.

Location

The property is located on Hellaby Industrial Estate, Rotherham fronting Sandbeck Way close to the main arterial route of Bawtry Road. The warehouse is superbly situated at the start of the Hellaby Industrial Estate, providing excellent prominence and immediate access to J1 of the M18. Hellaby is a popular industrial estate that provides direct access to the M18 and beyond to the M1 and A1 Motorways.

The property is approximately 5 miles east of Rotherham and 12 miles east of Sheffield centre.

Terms

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

VAT

All figures quoted are subject to VAT at the prevailing rate.

EPC Rating

The warehouse has an EPC rating of 'C'.