



Refurbished Unit To Let 18,962 Sq Ft (1,761.57 Sq M)

- Close to Junction 31 M1
- Regular Shaped Site with Prominence & Large Power Supply
- Front & Rear Yards

Refurbished Unit To Let

18,962 Sq Ft (1,761.57 Sq M)

Location

The unit fronts Mansfield Road, Wales Bar, Rotherham a short distance away from Junction 31 of the M1 Motorway. The location offers excellent access to the M1, roughly 2 miles away from Junction 31, as well as 3 miles further to the M1/M18 interchange towards Doncaster. Sheffield City Centre can be reached within a 9 mile drive from the industrial estate via the A57.

Description

Former McClure Timber facility at Mansfield Road, Rotherham. The site is now sub divided to provide self contained opportunities. The former stores section provides the following specification:-

Main Road Prominence
Dedicated Front & Rear Yard
Large Power Supply
Integral Offices
Roller Shutter Access

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse & Offices	18,962	1,761.57
TOTAL	18,962 SQ FT	1,761.57 SQ M

Terms

Leasehold Terms to be agreed - Quoting £113,772 pa.

VAT

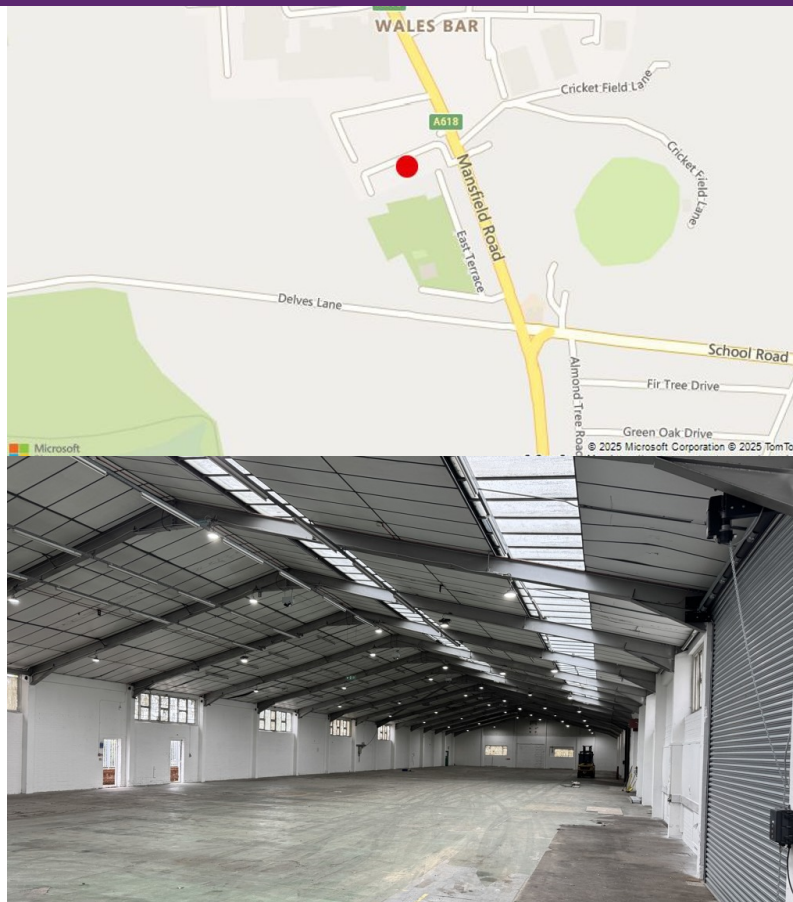
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

EPC Rating

C63

Full 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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