



Industrial Unit For Sale

11,145 Sq Ft (1,035.37 Sq M)

- Dock Level Loading
- Excellent Connectivity to Motorway and City Centre
- Warehouse and Office Space

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Location

Unit 6 is located on Julian Way within the established Roman Ridge Industrial Estate, around 2 miles from Junction 34 (South) of the M1. This provides excellent access to the motorway network and nearby centres including Sheffield and Rotherham.

The property is close to Tyler Street (B6082) and just 1 mile from Meadowhall Shopping Centre, a key retail and transport hub. The surrounding area comprises similar industrial occupiers, with retail and residential uses nearby.

Description

The property comprises a detached industrial premises that has evolved through a series of well-integrated extensions, now forming three connected sections. The original structure offers both ground and first-floor accommodation and has been expanded over time to include a triangular roadside extension and a further addition adjoining the car parking area.

Access is provided via a raised level loading door, with separate pedestrian access leading directly into the ground floor offices and reception area. Externally, the unit benefits from a dedicated yard and parking area, accessed directly from Julian Way.

Accommodation

DESCRIPTION	SQ FT	SQ M
Original Building and Offices	5,713	530.74
Triangular Extension	3,156	293.19
Newest Extension	2,276	211.44
TOTAL	11,145 SQ FT	1,035.37 SQ M

Terms

For sale quoting £500,000

VAT

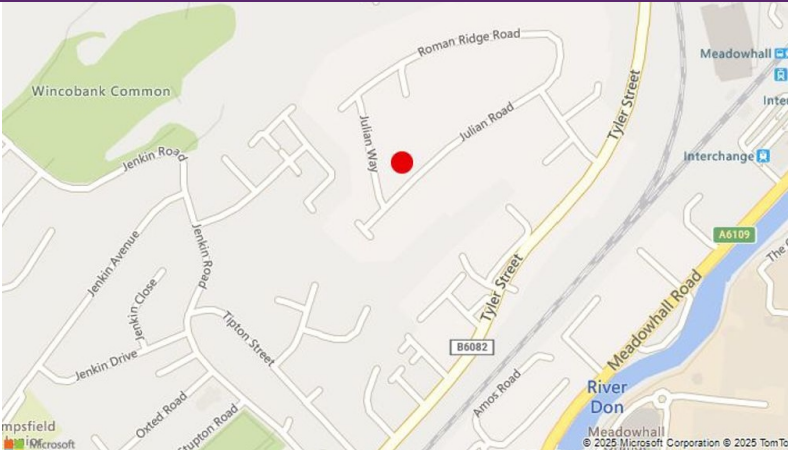
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

The VOA have the current rateable value for the premises is £27,750.

EPC Rating

EPC rating C 73



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

Mr Ed Norris MRICS

T: 0114 270 9160

M: 07711 319 339

E: ed@cpp.uk

Will Rowe

T: 0114 2738857

M: 07709 281 377

E: will@cpp.uk

August 2025



0114 273 8857
www.cpppartners.co.uk

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