



Modern Industrial/Warehouse Unit To Let 19,826 Sq Ft (1,841.84 Sq M)

- Detached Unit
- Large Yard & Parking Area
- Ground & First Floor Office Accommodation

Modern Industrial/Warehouse Unit To Let

19,826 Sq Ft (1,841.84 Sq M)

Location

The property is situated on Bessemer Way within the established Bessemer Business Park, located in the Templeborough area of Rotherham. This location offers excellent connectivity, with direct access from the A6178 (Sheffield Road), which links to Junction 34 of the M1 approximately 1 mile to the west and Centenary Way around 0.5 miles to the east. Centenary Way serves as a key arterial route through Rotherham, connecting the town centre to Junction 33 of the M1 to the south. Templeborough is a well-established commercial area that has seen sustained success in recent years and is home to a mix of national operators and local businesses.

Description

The subject premises comprises a modern detached industrial warehouse with two storey offices and staff facilities. Access to the warehouse is via 2 x loading doors with a separate personnel entrance leading to the reception and office sections. Externally the property is set within it's own grounds benefitting from a dedicated car park and yard area. The property is finished to a specification to include the following:-

- Detached unit with profile clad and brick built elevations
- Quality fitted office accommodation, arranged over two floors
- Staff facilities and WC's
- Dedicated yard/parking area
- 2 full height roller shutter loading doors
- Connections to all mains services

Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor Warehouse and Office	17,369	1,613.58
First Floor Office	2,457	228.26
TOTAL	19,826 SQ FT	1,841.84 SQ M

Terms

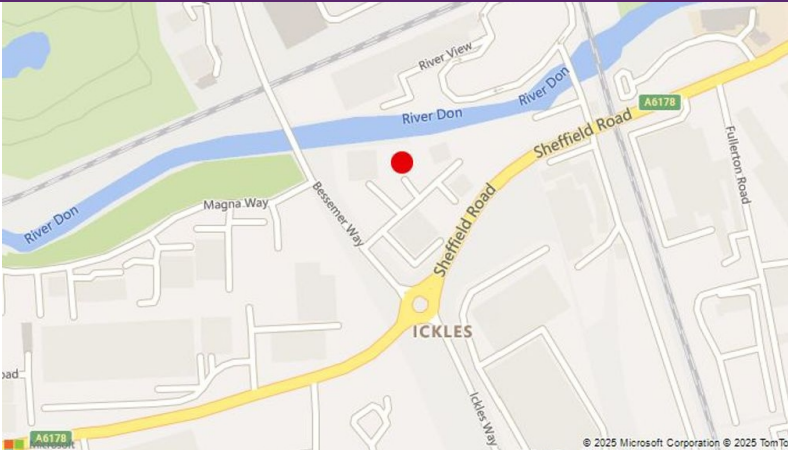
FRI Terms to be agreed. Quoting £158,608 + VAT per annum.

VAT

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

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
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

Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.