



TO LET - Warehouse / Industrial Unit

92,723 Sq Ft (8,613.97 Sq M)

- Undergoing Full Refurbishment
- 1.3 miles from Junction 1 on the M18
- 6 Dock Level Doors and 5 Level Access Doors
- 49 Car Parking Spaces

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Location

Cabot Rotherham occupies a prime position on Hellaby Industrial Estate, an established Industrial & Logistics location in South Yorkshire. Situated approximately 1 mile from M18 Junction 1, which in turn links directly with the M1 Junction 32 and the A1(M) Junction 35, providing access to the wider UK motorway network.

The strategic location provides efficient links to key regional and national markets, placing major centres including Sheffield, Leeds, Manchester and the Humber ports within easy reach. Combining outstanding transport connections with a proven logistics environment, Cabot 92 is ideally positioned to support retailers, distributors and third-party logistics operators seeking fast, reliable nationwide distribution.

Description

Cabot Rotherham offers 92,723 sq ft of high-quality warehouse accommodation, set to undergo a comprehensive refurbishment. The unit features a generous 12m eaves height and 40% site coverage, providing strong operational capacity and yard efficiency. Occupiers will also benefit from an EPC B (41) rating, 49 dedicated car parking spaces, and a loading provision comprising six dock-level loading doors and five level-access loading doors.

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	84,778	7,875.88
ground floor office	2,626	243.96
first floor office	5,319	494.14
mezzanine	10,748	998.49
TOTAL	92,723 SQ FT	8,613.97 SQ M

Terms

New FRI lease terms to be agreed.
Quoting £718,604 +VAT per annum

VAT

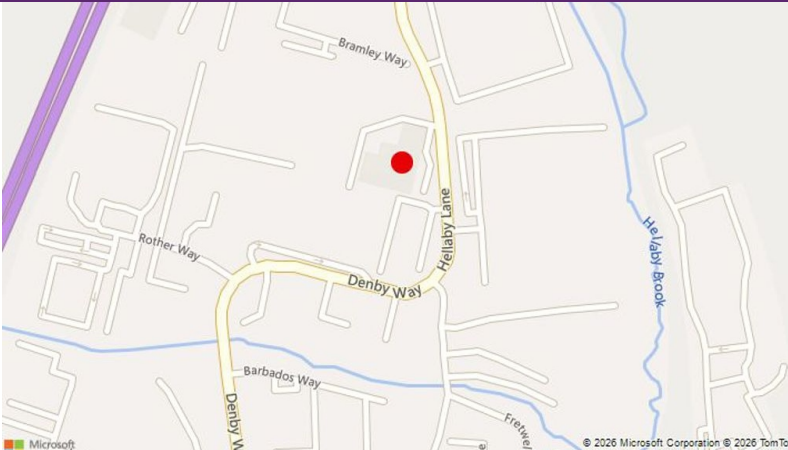
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

The VOA have the current rateable value assessed at £505,000. using the standard multiplier of 0.48, the payable is £242,400.

EPC Rating

EPC - B (41)



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

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