# Unit 2, Barbados Way

ROTHERHAM, S66 8RX

## 50,705 Sq Ft

(4,710.49 Sq M)

QUOTING TERMS

## £7.50 Per Sq Ft





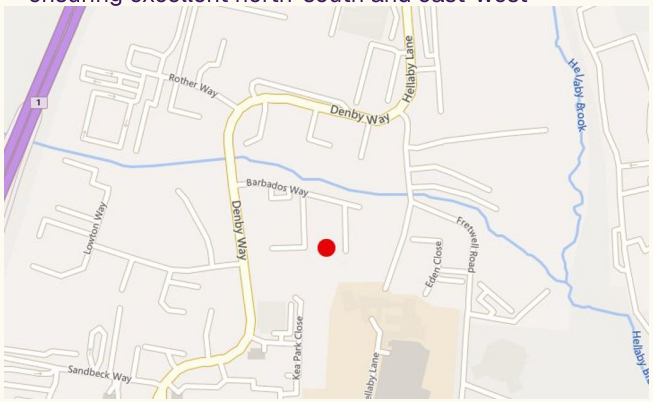





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Rotherham, S66 8RX

## LOCATION

The subject premises is located on the well-established Hellaby Industrial Estate, fronting Barbados Way in Rotherham.
Hellaby is Rotherham's prime industrial location with occupiers such as Alliance Automotive, Screw Fix & Clipper Logistics. The location benefits from immediate access to the motorway network, with Junction 1 of the M18 situated less than half a mile away. This in turn provides strong links to the A1(M) at Junction 35, just six miles to the east, and to the M1 at Junction 32, approximately six miles to the west, ensuring excellent north-south and east-west




## DESCRIPTION

Unit 2 Barbados Way is a detached industrial unit with integral office accommodation and associated secure yard.

The unit comprised of a steel portal frame construction with brick, blockwork structure and profile clad elevations, surmounted by a dual pitch profile clad roof. Access to the building is via a personal entrance leading to the ground floor reception and office section which extends over two floors.

The unit benefits from the following:
> Side elevation loading with 5 ground level loading

## ACCOMMODATION

| Area | Sq M | Sq Ft |
|---|---|---|
| Warehouse | 4,287.61 | 46,153 |
| Ground Floor Office | 221.94 | 2,389 |
| First Floor Office | 200.94 | 2,163 |

## TERMS & INFORMATION

### Terms

To let on FRI terms to be agreed.

### EPC Rating

EPC of C (66)

### VAT

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

### Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding are required from any purchaser or lessee.

## Further Information

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