



Industrial Unit, Rother Way

Hellaby Industrial Estate, Rotherham, S66 8QN

Property Type	Industrial
Tenure	To Let
Size	3,867 sq ft
Rent	£27,500 per annum

Key Points.

- › Industrial Unit with Ground Floor Offices and Small Front Yard
- › Located on the popular Hellaby Industrial Estate.
- › Excellent access to M18, A1, M1 and M62.
- › Available on new lease.

Location

This property is situated on a prominent site at the junction with Rother Way and Denby Way in the centre of Hellaby Industrial Estate. The industrial estate entrance forms part of the roundabout junction with Bawtry Road (A631) and subsequently gives access to Junction 1 of the M18 Motorway within a quarter of a mile of the subject property.

Hellaby Industrial Estate is home to a number of national companies including Stanley Tools, KP Nuts, TNT Parcel Delivery, Pyronix to name but a few.

Description

The property comprises a front half of steel portal frame light industrial workshop which was originally constructed as purpose built transport depot. The workshop benefits from three commercial roller shutter doors to the front and ground floor office with amenity area.

The main building is of steel portal frame construction with eaves height of 5.6 metres being surmounted by open span pitched roof over. The industrial unit benefits from full length commercial vehicle inspection pit.

Externally, the property forms part of a shared site and the yard area to the front of the office building will be included within the area available to let.

Accommodation

	SQ.FT.	SQ.M.
Ground Floor Offices comprising Reception Office, Office 2, W.C area with separate Male, Female and Disabled Compliant W.C, Work's W.C and Mess Room.	729	67.7
Industrial Workshop 1	3,145	292.15

Rateable Value

The property will be reassessed for rates upon new occupation.

Lease Terms

The property is available by way of a new 5 or 10 year fully repairing and insuring lease with provision for five yearly rental review.

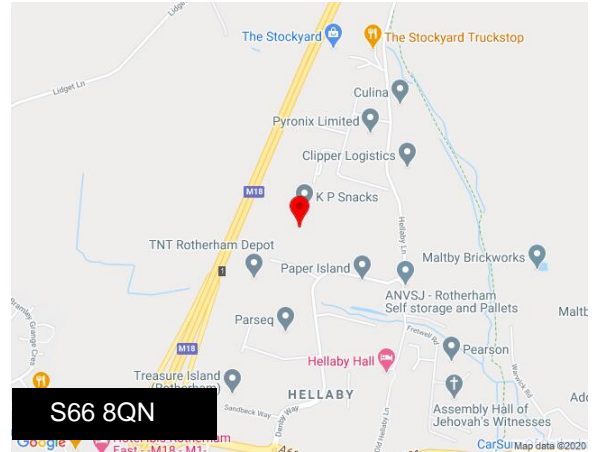
Legal Costs

The ingoing tenant will be responsible for the landlord's reasonable costs in connection with the transaction.

VAT

VAT will be payable on the rental and/or any other figures detailed above.

File - LIT001/11398



Rent

£27,500 per annum

Energy Performance Rating

Available on request

Additional Info & Links

Viewing & Further Information.

For further information or if you would like to arrange a viewing please contact our agents:



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