



Industrial/Warehouse Unit

Sizes: 24,140 sq ft (2,242 sq m)

- Excellent Access to Junction 1 of the M18
- Prominently located & Full Refurbishment taking place
- 3,617 sq ft office space available
- Yard & Separate Parking Area

Industrial Unit – To Let

Size 24,140 sq ft

Location

The property is located at Hellaby Industrial Estate, Rotherham fronting Denby Way close to the main arterial route of Bawtry Road. The warehouse is superbly situated at the start of the Hellaby Industrial Estate, providing excellent prominence and access to J1 of the M18. Hellaby is a popular industrial estate that provides direct access to the M18 and beyond to the M1 and A1 Motorways.

The property is approximately 5 miles east of Rotherham and 12 miles east of Sheffield centre.

Description

Unit C is single story industrial unit with integral 2 story office accommodation and associated yard/parking area. The unit is currently undergoing an extensive refurbishment program to improve the existing space. The unit provides access via 3 loading doors leading from the yard area. Further access leads from the additional car park into the refurbished office accommodation arranged over two floors.

We have been provided with the following proposed Gross Internal Areas for the unit:-

Description	Sq ft	Sq m
Warehouse	20,523	1,907
Office	3,617	336
TOTAL	24,140	2,243

Terms

The property is available to let by way of a new lease term on terms to be agreed.

Quoting price £120,000 pa (£4.97 psf).

EPC Rating

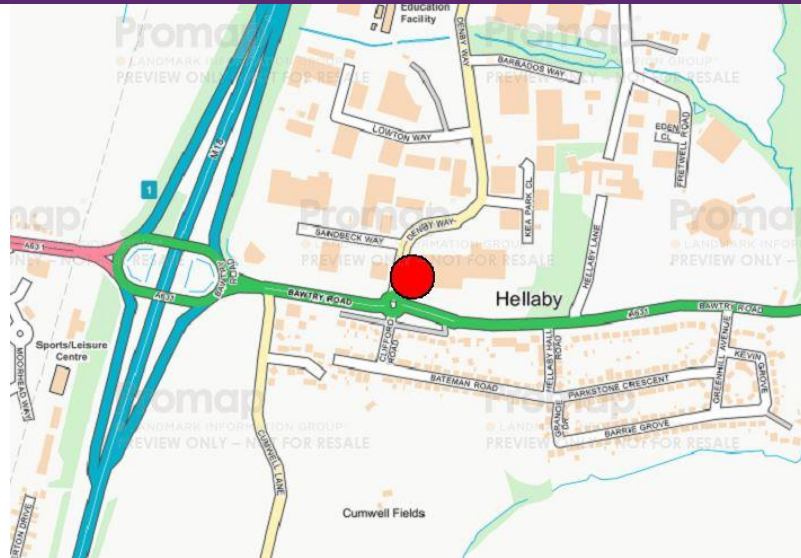
Available upon request.

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.



Further Information

All enquiries through the sole agent CPP.

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Date of Particulars

October 2019



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