



## Industrial Unit - To Let

5,624 Sq Ft (522.47 Sq M)

- Established Business Park/Industrial Location
- 2 miles from J34 M1
- Available Immediately

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## 5,624 Sq Ft (522.47 Sq M)

### Location

The property is located in Rotherham, South Yorkshire approximately 5 miles north east of Sheffield. It benefits from excellent transport links in the form the unit is 2 miles away from J34 of the M1 and M18. The M1 provides direct access to the North (Leeds and Wakefield) and South (Nottingham, Milton Keynes and London).

### Description

The premises comprise a detached modern warehouse/industrial unit with integral office space. The property consists of steel portal frame construction, with brick elevations to approx. 2m and profile metal cladding elevations above. The roof is also profile metal cladding with approx. 10% roof lights.

The unit benefits from:

- > Shared yard area
- > Offices at the ground floor
- > 3 phase electricity
- > Sectional steel loading door
- > 4.4m eaves height

### Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	4,598	427.15
Office Space	1,026	95.32
Mezzanine	1,634	151.8
<b>TOTAL (EX MEZZANINE)</b>	<b>5,624 SQ FT</b>	<b>522.47 SQ M</b>

### Terms

Property available to rent on new lease terms to be agreed.

### VAT

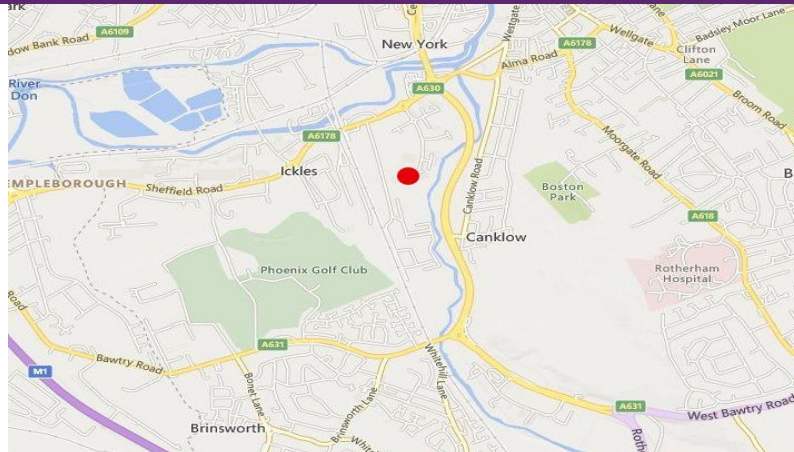
All figures quoted are subject to VAT at the prevailing rate where applicable.

### Rateable Value

The approximate rates payable for 2022/2023 is £12,500.

### EPC Rating

Available on 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 bear their own legal costs incurred in any transaction.

### Further Information

For further information please contact the sole agents CPP

Mr Max Pickering MRICS

T: 0114 2738857

M: 07835 059363

E: [max@cpppartners.co.uk](mailto:max@cpppartners.co.uk)

Chloe Bennett

T: 0114 2738857

M: 07794 449746

E: [chloe@cpppartners.co.uk](mailto:chloe@cpppartners.co.uk)

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