



Secure HQ Open Storage Facility 5.15 Acres (2.08 Hectares)

- Fully secured site, ready for immediate occupation
- Majority concrete hardstanding
- Buildings on site can be cleared or retained
- Outline planning secured for 100,000 sq ft D&B opportunity

Secure HQ Open Storage Facility

5.15 Acres (2.08 Hectares)

Location

The subject property is located on Rotherham Road, which runs perpendicular to Todwick Road. The site lies 2.5 miles east of Junction 31 of the M1 motorway via Todwick Road (B6463) then the A57 Workshop Road. Dinnington town centre is located 1.5 miles to the east.

Description

The subject property comprises a regular shaped HQ style site with majority hard standing concrete yard. The site benefits from secure Paladin fencing around the whole of the site with security gates accessed via Rotherham Road.

The site currently has a number of buildings which include workshop/storage units with a two storey office building. These buildings are in need of some refurbishment works to be ready for occupation, therefore they can be left for an occupier or the landlord is prepared to demolish these buildings to provide a cleared site.

The site benefits from water, electricity and gas supplies.

Accommodation

The site comprises a regular shaped site which we have measured to be 5.15 acres. The buildings currently on the site can be demolished or refurbished, subject to occupier requirements.

DESCRIPTION	ACRES	HECTARES
Rotherham Rd Site	5.15	2.08
TOTAL	5.15 ACRES	2.08 HECTARES

Terms

The site is available to rent by way of a new lease on terms to be agreed.

VAT

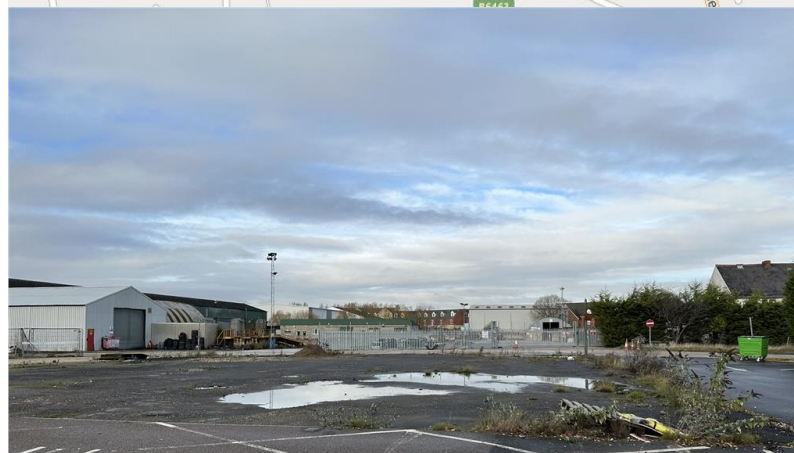
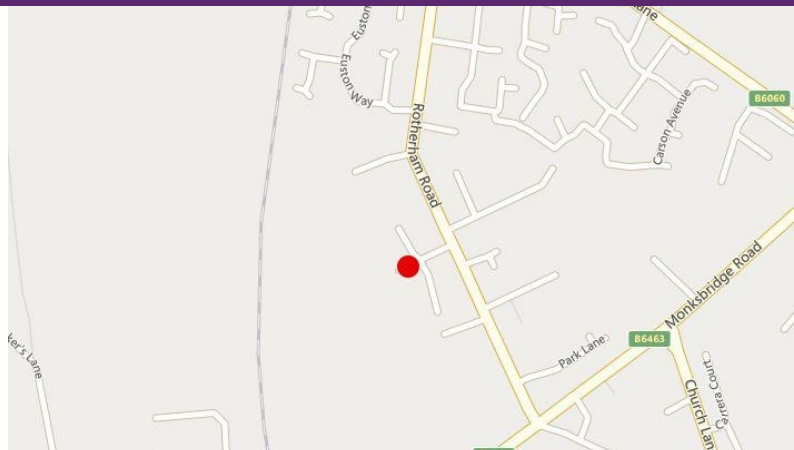
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

The property has a Rateable Value of £69,000 from 1st April 2023. However, occupiers are encouraged to make their own enquiries with the local authority.

EPC Rating

EPC Available upon 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 in the transaction.

Further Information

For further information please contact the sole agents CPP
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