



Well Located Industrial/Warehouse Unit 6,133 Sq Ft (569.76 Sq M)

- Ideally located on the established Barbot Hall Industrial Estate
- Easy access to Junction 33/34 M1
- Self contained Unit with secure shared yard

Well Located Industrial/Warehouse Unit

6,133 Sq Ft (569.76 Sq M)

Location

The property fronts Mangham Road, the main estate road running through the established Barbot Hall Industrial Estate, Rotherham.

The industrial estate is Rotherham's most established industrial estate, situated to the North of the Town Centre, between Greaseborough Road and Rawmarsh Road (A633).

Description

The available premises comprise a self contained industrial unit of steel portal frame construction, with profile clad elevations, set beneath a pitched roof, incorporating transparent roof lights.

The premises benefit from full height roller shutter loading access. Internally, there is single storey office accommodation, together with kitchenette.

Externally, the accommodation is set within a secure site with car parking and loading areas. The property is accessed via a shared yard area fronting Mangham Road

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	5,595	519.78
Office	538	49.98
TOTAL	6,133 SQ FT	569.76 SQ M

Terms

The property is available to lease by way of a new lease on terms to be agreed. Quoting rent £40,650 per annum +VAT. The unit is available from 1st January 2023.

VAT

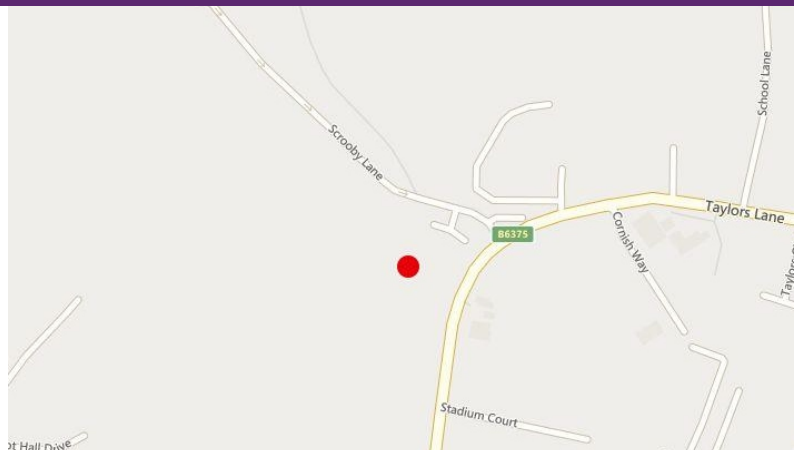
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

The property has a Rateable Value of £23,350. Therefore, rates payable for the year are approximately £11,927.25.

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 bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

Mr Max Pickering MRICS

T: 0114 2738857

M: 07835 059363

E: max@cpartners.co.uk

Chloé Bennett

T: 0114 2738857

M: 07794 449746

E: chloe@cpartners.co.uk

May 2023



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.