



Detached Industrial/Warehouse Unit To Let 11,446 Sq Ft (1,063.33 Sq M)

- Close to Junction 34 M1 Motorway
- Dedicated & Secure Yard
- Close to Sheffield & Rotherham Centres

Detached Industrial/Warehouse Unit To Let

11,446 Sq Ft (1,063.33 Sq M)

Location

Established industrial area one mile to the west of Rotherham Town Centre.
0.5 miles from Junction 34 of the M1 motorway.
Close proximity to the main arterial road (A630 Centenary Way) leading into Rotherham from the M1 affording excellent access to the centre of Sheffield.

Description

Under Refurbishment

Detached steel portal framed unit with dedicated yard.
2 x loading doors.
Additional office and reception access.
Set for full refurbishment to complete May 2023.

Accommodation

DESCRIPTION	SQ FT	SQ M
Unit E	11,446	1,063.33
TOTAL	11,446 SQ FT	1,063.33 SQ M

Terms

FRI Terms to be agreed quoting £6.25 per sq ft - £71,537 pa
Service Charge and Insurance - TBC

VAT

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

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
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