



Modern Industrial/Warehouse Unit To Let 13,436 Sq Ft (1,248.2 Sq M)

- Detached Unit
- Large Yard & Parking Area
- Ground & First Floor Office Accommodation

Modern Industrial/Warehouse Unit To Let

13,436 Sq Ft (1,248.2 Sq M)

Location

The property is located on Bessemer Way, forming part of the established Bessemer Business Park, within the Templeborough area of Rotherham. Bessemer Business Park is well positioned close to both Rotherham and Sheffield centres and being accessed from the A 6178 (Sheffield Road). The A 6178 connects to Junction 34 of the M1 approximately 1 mile to the West of the subject property and to Centenary Way approximately 0.5 miles to the East of the subject property. Centenary Way forms the main arterial route through Rotherham, connecting Rotherham Town Centre to Junction 33 of the M1 to the South. The Templeborough area of Rotherham is an established commercial location which has proved successful over recent years and is home to a number of well known national multiples and local occupiers.

Description

The subject premises comprises a modern detached industrial warehouse with two storey offices and staff facilities. Access to the warehouse is via 2 x loading doors with a separate personnel entrance leading to the reception and office sections. Externally the property is set within its own grounds benefitting from a dedicated car park and yard area. The property is finished to a specification to include the following:-

- Detached unit with profile clad and brick built elevations
- Quality fitted office accommodation, arranged over two floors
- Staff facilities and WC's
- Dedicated yard/parking area
- 2 full height roller shutter loading doors
- Connections to all mains services

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse	9,988	927.89
Offices	3,448	320.32
TOTAL	13,436 SQ FT	1,248.2 SQ M

Terms

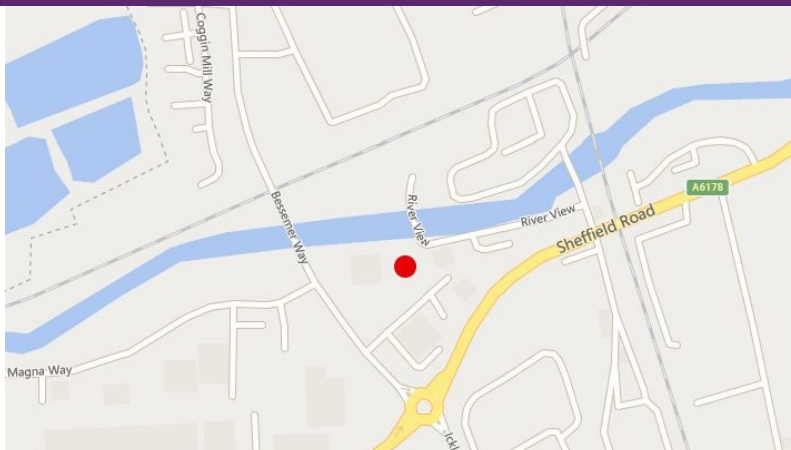
FRI Terms to be agreed - quoting £104,129 pa

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 Joint sole agents CPP

Mr Ed Norris MRICS

Mr Max Pickering MRICS

T: 0114 270 9160

T: 0114 2738857

M: 07711 319 339

M: 07835 059363

E: ed@cpppartners.co.uk

E: max@cpppartners.co.uk

Joint Agents - Knight Frank - 0114 299 7509

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