



Available Immediately - To Let

128,082 Sq Ft (11,898.82 Sq M)

- Excellent location close to Junction 1 M18
- High bay section with 10.6 to haunch
- Large, secure site

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Location

The property is situated just one mile to the east of Junction 1 of the M18 and benefits from a prominent frontage to the A631 Rotherham Road. The warehouse occupies a standalone position close to the Hellaby Industrial Estate, which is home to occupiers such as TNT, Clipper Logistics, UPS and KP Snacks.

Description

The property is of steel portal frame construction set within a generous yard close to J1 M18 in Rotherham. Available immediately, the property is accessed from Rotherham Road (A631) through a security barrier leading into a surfaced car park.

There is a large yard to the rear of the property that offers good circulation space and lorry parking. Loading is provided by dock level doors and ground level access doors. A two storey office block is located at the front of the property providing a range of open plan offices and welfare facilities including space for a kitchen and canteen area.

The building is part high bay which offers an eaves height to underside of haunch of 10.6m.

Accommodation

DESCRIPTION	SQ FT	SQ M
Ancillary - Office/Canteen/Welfare	14,392	1,337.02
Main Warehouse	62,324	5,789.9
Dispatch Warehouse	34,617	3,215.92
High Bay Warehouse	15,177	1,409.94
Ancillary - Warehouse	1,572	146.04
TOTAL	128,082 SQ FT	11,898.82 SQ M

Terms

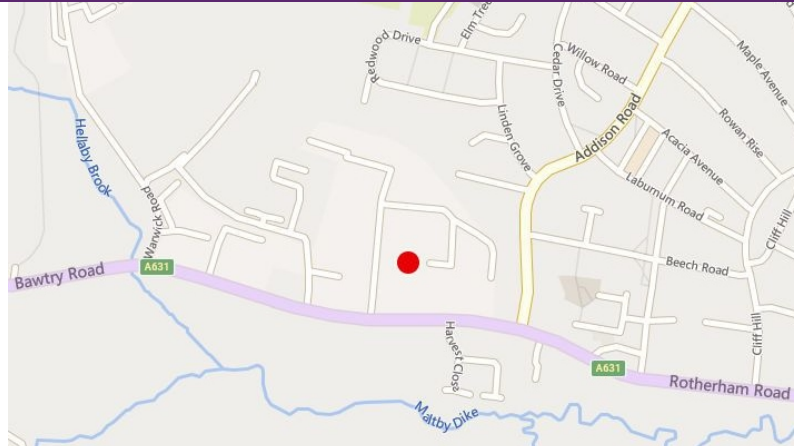
FRI Lease terms to be agreed - Price on application.

VAT

VAT Payable 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 pay their own legal costs.

Further Information

For further information please contact the sole agents CPP

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