



Industrial Unit For Sale

53,554 Sq Ft (4,975.17 Sq M)

- Detached FH Unit
- Expansion/Development Land
- Close to Parkgate

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Location

The unit is located fronting The Gateway, a short distance from Rotherham Road and Parkgate Retail World in Rotherham. The property is part of the Gateway Industrial Estate which is a popular and established commercial location.

The subject premises is ideally located being approximately 3.5 miles from both Junction 33 or 34 of the M1 Motorway. Rotherham Town Centre is approximately 1 mile south of the location.

Description

The property comprises a detached, single story industrial warehouse unit with integral two story offices, outbuildings and associated hardstanding yard.

The main section of the property is a double bay, dual pitched unit, steel portal framed unit with profile clad elevations and roof. The property provides two additional industrial/warehouse sections to the rear of the site. We understand the premises provides substantial power reserves. Access to the warehouse section is via multiple roller shutter entrances leading from the dedicated yard.

Externally the site provides a perimeter secured site with associated hardstanding areas. The main site extends to approximately 2.48 acres with a further site adjoining the main section and we understand this measures c.2.7 acres. The site is suitable for expansion or development STP.

Accommodation

DESCRIPTION	SQ FT	SQ M
Warehouse & Offices	53,554	4,975.17
Expansion/Development	2.7	1.09
TOTAL	53,554 SQ FT	4,975.17 SQ M

Terms

For Sale £3,400,000 to purchase
For rent on application

VAT

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

Rateable Value

Warehouse & Premises with a RV of £113,000.
Payable is £57,856 based on 51.2p in £

EPC Rating

EPC Available upon request



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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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February 2025

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