

**Mileway**

# Goldthorpe Industrial Estate Goldthorpe

Available to Let  
Warehouse

5,014 - 10,035 sq ft ( 466 - 932 sq m )

18B

Full height roller shutters



Eaves height 6m



Office



Ample car parking



Large dedicated yard to units



Three-phase power



# Goldthorpe Industrial Estate

Commercial Road Goldthorpe S63 9BL



## Description

The available premises comprise of two modern detached industrial / warehouse units of steel portal frame construction with part-brick and part-metal profile clad elevations, set beneath mono-pitch roofs incorporating translucent roof panels. The premises comprise a specification to include lighting, three-phase power, roller shutter door access, gas blow heaters, office accommodation and an ample central service yard which is shared between Units 14 & 15. The site is fenced and secured and benefits from 24 hour access.

## Location

The premises are located on Commercial Road, within the Goldthorpe area of Rotherham at the boundary with Barnsley, and form part of the established Goldthorpe Industrial Estate. Goldthorpe Industrial Estate benefits from good links via the A635 on to the Dearne Valley Parkway (A6195), providing access to Junction 36 of the M1 Motorway approximately 8.5 miles to the South West and also out to the A1(M) at Junction 37 approximately 9 miles to the North West.

The Commercial Road area of Goldthorpe is home to occupiers including Aldi, Dabor, Deafinitions, Solarframe and Tek Group.

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## EPC

EPC is available upon request.

## Terms

Available on new full repairing and insuring leases.

## Viewing / Further Information

Please contact:

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## VAT

VAT will be payable where applicable.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

**Knight Frank**  
**Harry Orwin-Allen**  
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## Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 14	Warehouse	5,014	466	Immediately
Unit 15	Warehouse	5,021	466	Immediately
<b>Total</b>		<b>10,035</b>	<b>932</b>	