



Secure, Open Storage Land - To Let

0.5 Acres (0.2 Hectares)

- Fully fenced and gated site
- Unique Opportunity
- Popular Commercial Location

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Location

The subject premises is located just off Rother Valley Way and located within the well-established Holbrook Industrial Estate. This site is situated within close proximity to major road networks including the M1 motorway, providing direct routes to Sheffield City Centre, Rotherham and beyond.

Description

The subject opportunity comprises a regular shaped site of circa 0.5 acres. The site offers an ideal opportunity for open storage in a secure, fully fenced site close to the M1 Motorway.

The immediate surroundings comprise a mixture of commercial and industrial premises including Direct Plastics, The Gooding Group, Stagecoach, along with multiple retail and trade counter occupiers beyond.

Accommodation

0.5 acres (2,023 sq ft)

Accommodation

DESCRIPTION	ACRES	HECTARES
Land	0.5	0.2
TOTAL	0.5 ACRES	0.2 HECTARES

Terms

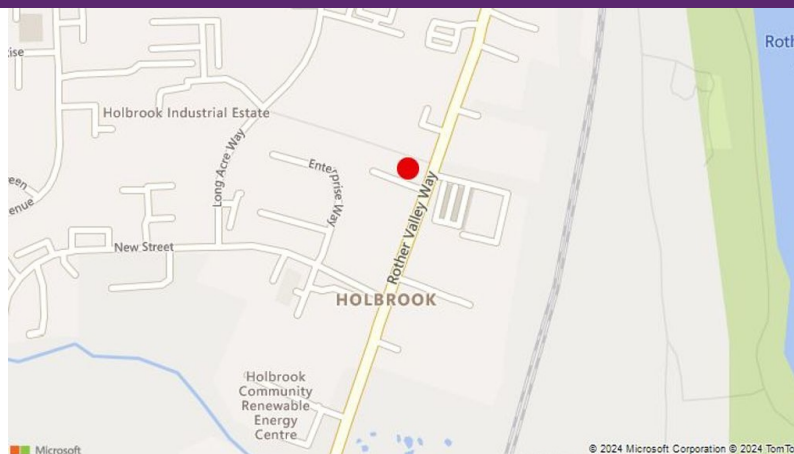
Available on new lease terms to be agreed.

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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