



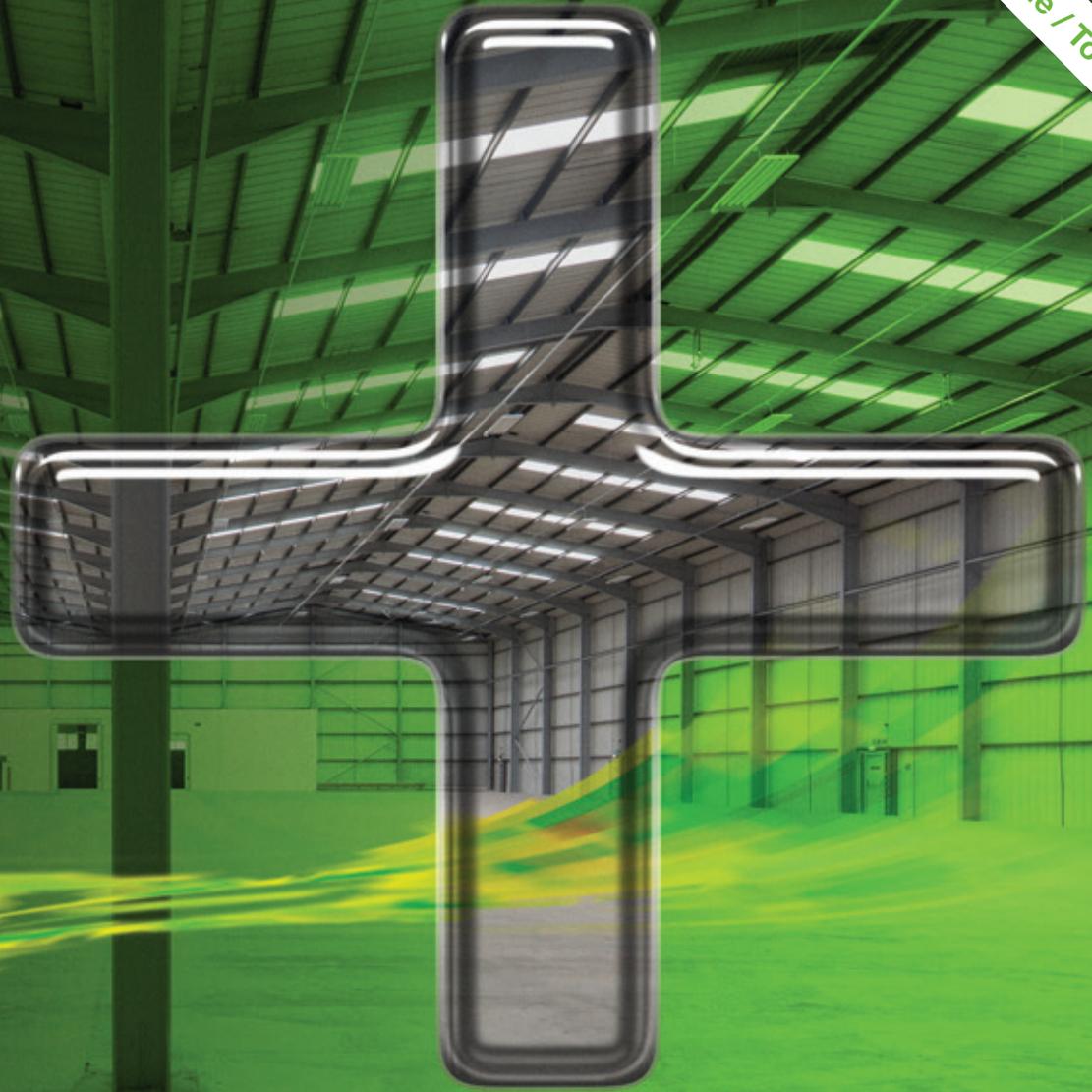
For Sale / To Let

Rotherham 125

South Yorkshire S66 8EL

A newly refurbished 124,965 sq ft (11,610 sq m)
Industrial / Warehouse Unit

J1 M18





Rotherham 125+

Junction 1 - M18

description+

The property is of steel portal frame construction and has been the subject of a £2,000,000 refurbishment involving new docks, lighting and office modernisation. 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 ample 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, welfare facilities space for a kitchen and canteen area. Available now.

accommodation+

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following approximate gross internal floor areas:

Office/Canteen/Welfare	15,415 sq ft	1,432.09 sq m
Warehouse	109,550 sq ft	10,177.45 sq m
Total	124,965 sq ft	11,609.54 sq m

site+

The total site area is 3 hectares (7.41 acres), providing a site density of approx 38%.

specification+

- + Eaves height up to 10.6m
- + 7 dock level loading doors
- + 4 ground level loading doors
- + High Bay sodium lights
- + 810 KVa power supply
- + Gatehouse
- + Car parking spaces
- + HGV parking



Rotherham 125

South Yorkshire, S66 8EL

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 unit occupies a stand alone position close to the Hellaby Industrial Estate which includes occupiers such as TNT, Clipper Logistics, UPS, Rotherham Council & KP Nuts.

availability+

The building is available to let by way of a new lease on terms to be agreed. Alternatively, the building is available for sale. Please contact the joint retained agents for further information.

drive times+

Rotherham	6 miles	15 minutes
Doncaster	12 miles	20 minutes
Sheffield	13 miles	21 minutes
Leeds	41 miles	47 minutes
Birmingham	54 miles	59 minutes

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These particulars are believed to be correct at publication date (October 2015), but their accuracy is in no way guaranteed neither do they form part of any contract. All areas, distances and travel times are approximate.



Sat Nav: S66 8EL

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880 acres+

available land bank at prime distribution locations

16.5 million sq ft+

capacity for delivering bespoke developments across the UK

good to go+

£130 million invested in site infrastructure works and planning consents

competitive+

our global scale allows us to offer unrivalled terms

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