

MEADOWBANK INDUSTRIAL ESTATE

Harrison Street, Rotherham **S61 1EE**

- ✓ TWO LARGE MODERN UNITS
- ✓ AVAILABLE INDIVIDUALLY OR COMBINED
- ✓ LARGE SECURE YARD
- ✓ 4,687 - 9,369 SQ FT (435.44 – 870.41 SQ M)

TO LET UNITS F1 & F2

SUITABLE FOR TRADE COUNTER /
LIGHT INDUSTRIAL / WAREHOUSE

AN ESTABLISHED INDUSTRIAL /
TRADE AREA 0.5 MILES
FROM J34 M1

EXCELLENT LOCATION
CLOSE TO ROTHERHAM
TOWN CENTRE

Mileway



LOCATION

- Established industrial area one mile to the west of Rotherham Town Centre.
- 0.5 miles to northern exit of Junction 34 of the M1 motorway.
- Close proximity to the main trunk road (A630 Centenary Way) leading into Rotherham from the M1 affording excellent access to the centre of Sheffield.



DESCRIPTION

Single storey light industrial units benefitting from the following specification:

Well presented, established industrial development

Steel portal frame with profile metal clad elevations under a pitched roof

Translucent roof lights provide natural light

Benefits from secure, fenced boundaries with steel palisade gates

5.8m internal eaves height (approx.)

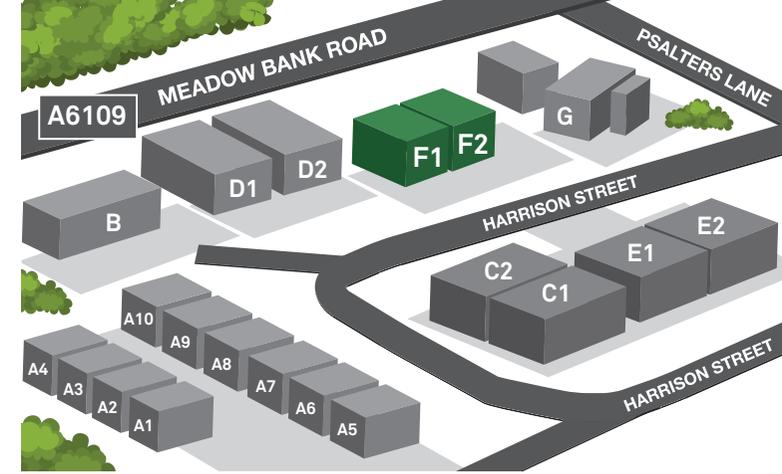
Large secure yard

Reception offices

Separate WCs to warehouse & offices

Security shutters to windows and doors

Full height ground floor electrical operated load door



F1 – F2 FLEXIBILITY

The properties are available either individually or combined as a whole.

	SQ FT	SQ M
Unit F1 Warehouse & Office		
TOTAL	4,682	434.97
Unit F2 Warehouse & Office		
TOTAL	4,687	435.44
COMBINED TOTAL (F1 & F2)	9,369	870.41

Measured on a GIA basis.

LEASE TERMS

The units are available by way of a new full repairing and insuring lease at an initial rental of:

F1 = £23,410 per annum exclusive

F2 = £23,435 per annum exclusive

SERVICE CHARGE

A service charge is levied for the upkeep and maintenance of the common areas. Further details are available on application.

EPCs

Unit F1 D99

Unit F2 D97

RATEABLE VALUE

Unit F1 £19,500

Unit F2 £20,750

Based on the 2017 Rating List.

SERVICES

Mains electricity, water and drainage are understood to be supplied and connected. None of the services have however been tested.

PLANNING

We understand the units are suitable for uses falling within Class B1(c), B2 and B8 of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005 however all applicants should make their own enquiries in this regard.

LEGAL COSTS & VAT

Each party will be responsible for their own legal costs incurred in this transaction. All figures quoted are exclusive of VAT.

VIEWING & FURTHER DETAILS

Strictly by prior arrangement with the agents, please contact:

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