

# MANGHAM ROAD, ROTHERHAM, S62 6EF

To Let (May Sell)

Approx. GIA 81,882sq ft (7,606.8 sq m)



FOR INDICATIVE PURPOSES ONLY



## DESCRIPTION

A 3 bay manufacturing/distribution building, with 2 storey office and welfare section to the front elevation. To the front of the site is the main yard area, and a car park with 37 spaces. To the rear is a small yard area, and a further car park with 53 spaces. Loading access is via 4 dock level and 1 ramped drive in door to the front yard, and a further ground level access door to the rear. The eaves height is approximately 5.2m.

## ACCOMMODATION

We have measured the property to have the following approximate gross internal areas

DESCRIPTION	SQ FT	SQ M
Factory	72,680	6,752
Ground Floor Offices	4,601	427.4
First Floor Offices	4,601	427.4
<b>Total</b>	<b>81,882</b>	<b>7,606.8</b>

## BUSINESS RATES

We understand from the VOA website that the property has the following assessment

**Description** Factory and Premises

**Rateable Value** £233,000

**Reference** 180 513 001 100 04N

## SERVICES

We are advised that the property benefits from all mains services. Interested parties should satisfy themselves in this regard.

## PLANNING

The property is currently used for manufacturing purposes. We assume in principle that distribution use would also be acceptable to the local planning authority, but this would be subject to obtaining the necessary consent. Interested parties should make their own enquiries in this respect.

## TENURE

The property is currently held by way of a lease expiring 24/12/2028, with tenant breaks 24/12/21 and 22/12/23. The passing rent is £275,000pa. The property is available by way of assignment or sublease, or (subject to agreement with the landlord) by way of a new FRI lease or freehold purchase.

## EPC

The property has a score/rating of C67. Full EPC documentation is available on request.



## CONTACT



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