



ON SITE NOW – AVAILABLE NOV / DEC 2019

New Industrial / Warehouse Development

31 East, Todwick Road, Dinnington, Rotherham, S25

To Let

- 4,840 sq. ft. – 28,450 sq. ft. (450 – 2,643 sq. m)
- Available for occupation Q4 2019
- Fitted office accommodation at Ground Floor, which could be extended if required
- Good sized loading and car parking areas
- Units available individually or can be combined to accommodate larger requirements
- Close to J31 M1, accessed via A57

0114 272 9750

Fountain Precinct, 7th Floor Balm Green, Sheffield, S1 2JA
email: sheffield@knightfrank.com

Photograph for Indicative Purposes



Location

31 East fronts onto Todwick Road within the Dinnington area of Rotherham, approximately 2.5 miles east of Junction 31 of the M1 motorway.

Junction 31 of the M1 provides access to the site via the A57 (Worksop Road).

The site is well located to benefit from excellent access to the South Yorkshire region as well as easy access into North East Derbyshire, the East Midlands and also North Nottinghamshire.

The surrounding area is an established commercial location, home to a mixture of industrial and warehouse occupiers.

Description

The first phase of development extends to two terraces of industrial and warehouse units which are to be finished to a specification to include:-

- 6.5m eaves
- Connection to all mains services including three phase electricity
- Fully insulated buildings with full height roller shutter loading doors
- Fully fitted office accommodation to ground floor
- LED lighting to the office and warehouse
- Good sized external yard areas and dedicated car parking
- Fibre enabled.

The premises have been designed with the utmost flexibility and are suitable for a variety of uses.

Accommodation

From the plans provided, we understand the accommodation provides the following gross internal floor areas (including Ground Floor offices and amenities block, approx. 10% on Ground and First Floor to Unit 17).

On site Now – Practical completion November 2019

	Sq Ft	Sq M
Block 4		
Unit 11	13,800	1,282
Unit 12	5,790	538
Unit 13	8,860	823
Total	28,450	2,643

On site Now – Practical completion December 2019

	Sq Ft	Sq M
Block 5		
Unit 14	7,410	689
Unit 15	4,840	450
Unit 16	4,840	450
Unit 17	8,560	795
Total	25,650	2,384

The units can be combined to accommodate larger requirements where required.

Lease Terms

The accommodation is available to let by way of a new lease on terms to be agreed.

Quoting Rental

£5.00 - £5.25 per sq ft per annum exclusive.

Important Notice

- 1. Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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Business Rates

Interested parties should seek advice from the Rating Department of Rotherham Metropolitan Borough Council to verify the rates payable following practical completion.

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

Energy Performance Certificate

Available on completion.

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

Viewing & Further Information

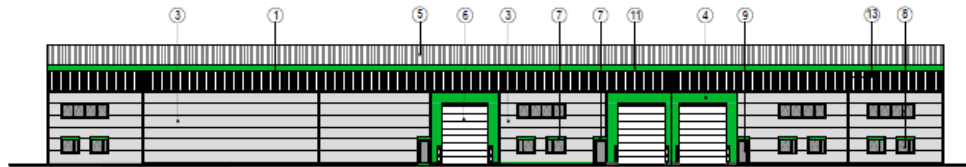
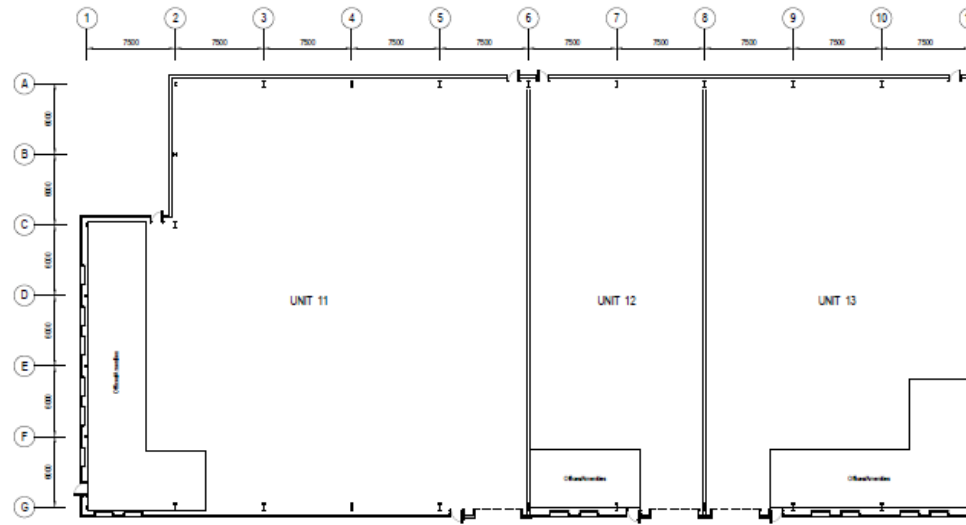
For further information, please contact:

Rebecca Schofield
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Tel – 0114 2729750
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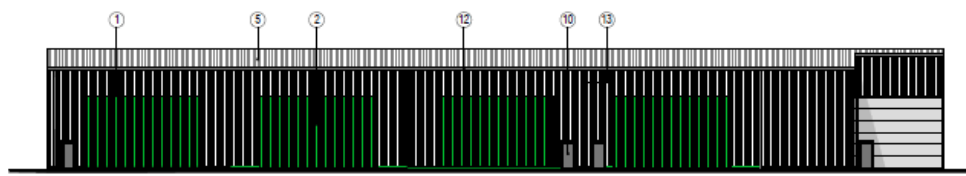
Brochure: 24 October 2019

Photograph: 31 July 2019





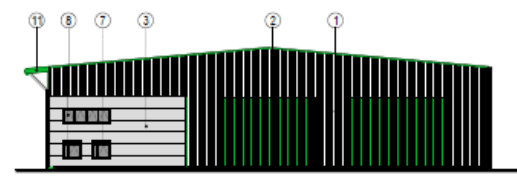
FRONT ELEVATION



REAR ELEVATION



GABLE ELEVATION



GABLE ELEVATION

INFORMATION WITHIN THIS DRAWING IS NOT NECESSARILY PRODUCED TO SCALE. ALWAYS USE FIGURED DIMENSIONS AND CO-ORDINATES - IF IN DOUBT, ASK.

NOTES

- Architectural Profiles (List A7500) style or similar approved plastic coated half round profile with cladding laid vertically. Colour to be Greening Grey (RAL 7035).
- Architectural Profiles (List A7500) style or similar approved plastic coated half round profile with cladding laid vertically. Colour to be Heritage Green (RAL 6003).
- Kingspan MicroTis K31000 style or similar approved composite panels laid horizontally. Colour to be Silver (RAL 9006).
- Polyester coated perforated aluminium. Colour to be Heritage Green (RAL 6003).
- Trapezoidal profile with cladding. Colour to be Greening Grey (RAL 7035).
- Sectional up and over vehicle entry door. Colour to be Greening Grey (RAL 7035).
- Roller shutters over door and ground floor windows. Colour to be Heritage Green (RAL 6003).
- Polyester coated aluminium window frames. Colour to be Heritage Green (RAL 6003).
- Polyester coated aluminium glazed door frames. Colour to be Heritage Green (RAL 6003).
- Steel bare fire escape door. Colour to be Greening Grey (RAL 7035).
- Plastic coated full height overhang feature with concealed gutter. Colour to be Heritage Green (RAL 6003).
- Plastic coated gutters. Colour to be Greening Grey (RAL 7035).
- uPVC rain water pipes. Colour to be Grey.
- Protection bollards. Colour to be Black & White.

REV	DESCRIPTION	ISS	CHK	DATE
A	First issue			

E.V. WADDINGTON LTD.

TODWICK ROAD, DINNINGTON

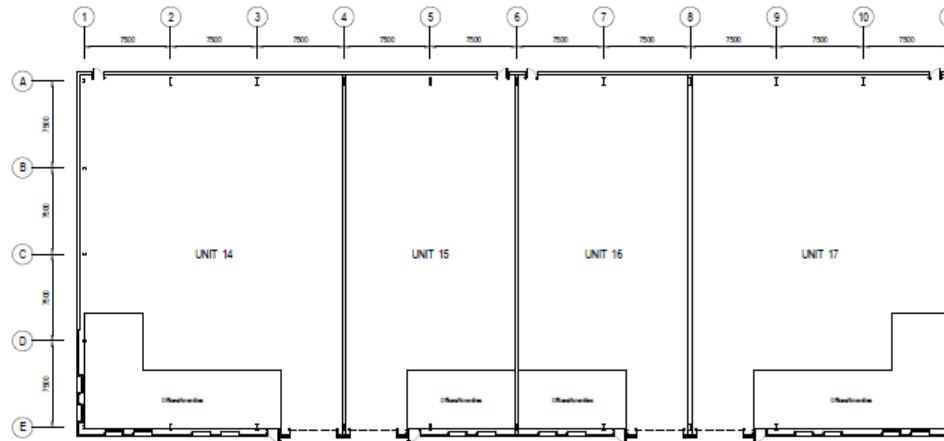
BUILDING 4 (UNITS 11-13)
FLOOR PLAN & ELEVATIONS

Eastwood & Partners
CONSULTING ENGINEERS
St. Andrew's House
23 Kingfield Road
Sheffield
S11 9AG
Tel: 0114 255 4554
Fax: 0114 255 4330
email: eastwoodandpartners.com
www.eastwoodandpartners.com

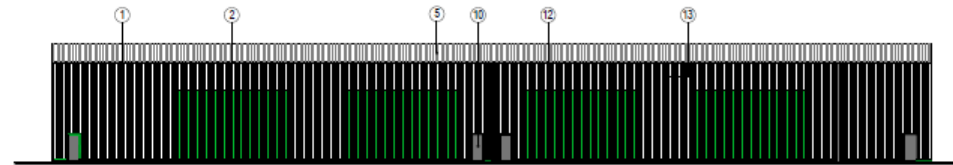
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DRAWING STATUS
PRELIMINARY

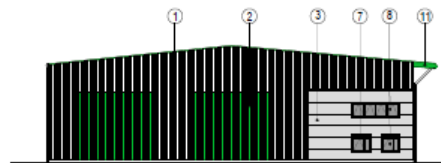
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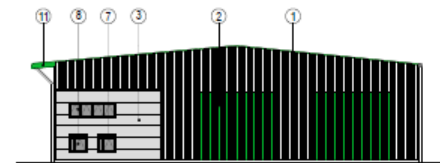
FRONT ELEVATION



REAR ELEVATION



GABLE ELEVATION



GABLE ELEVATION

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NOTES				
①	-	Architectural Profile Ltd. AP2000 style or similar approved plastic coated half round profile wall cladding (not vertically) Colour to be Greenaway Grey (RAL 7035)		
②	-	Architectural Profile Ltd. AP2000 style or similar approved plastic coated half round profile wall cladding (not vertically) Colour to be Heritage Green (RAL 6002)		
③	-	Kingspan Micro-Rite GS1000 style or similar approved composite panels (not horizontally) Colour to be Silver (RAL 9006)		
④	-	Polyester coated perforated aluminium Colour to be Heritage Green (RAL 6002)		
⑤	-	Trapezoidal profile roof cladding Colour to be Greenaway Grey (RAL 7035)		
⑥	-	Sectional up and over vehicle entry doors Colour to be Greenaway Grey (RAL 7035)		
⑦	-	Roller shutters over door and ground floor windows Colour to be Heritage Green (RAL 6002)		
⑧	-	Polyester coated aluminium window frames Colour to be Heritage Green (RAL 6002)		
⑨	-	Polyester coated aluminium glazed door frames Colour to be Heritage Green (RAL 6002)		
⑩	-	Steel box fire escape doors Colour to be Greenaway Grey (RAL 7035)		
⑪	-	Plastic coated full height weathering feature with concealed gutter Colour to be Heritage Green (RAL 6002)		
⑫	-	Plastic coated gutters Colour to be Greenaway Grey (RAL 7035)		
⑬	-	UPVC rain water pipes Colour to be Grey		
⑭	-	Protection bollards Colour to be Black & White		
A				
REV	DESCRIPTION	ISS	CHK	DATE
E.V WADDINGTON LTD.				
TODWICK ROAD, DINNINGTON				
BUILDING 5 (UNITS 14 - 17) FLOOR PLAN & ELEVATIONS				
Eastwood & Partners CONSULTING ENGINEERS St. Andrew's House 23 Kingfield Road Sheffield S11 9AG Tel: 0114 255 4554 Fax: 0114 255 4330 email@eastwoodpartners.com www.eastwoodpartners.com				
SCALE WHEN PLOTTED AT A1		DRAWING STATUS		
1:200		PRELIMINARY		
DRAWN	CHECKED	DATE	DRAWING NUMBER	REV
MW	AP	28-05-18	42019/025	A