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Ideally Located - Self Contained Industrial Premises

**Unit 4c, Denby Way, Hellaby Industrial Estate,
Rotherham, S66 8HR**

To Let

- Comprising a total of 9,945 sq. ft. (924.16 sq. m)
- Benefiting from 10 on site car parking spaces
- Excellent location, being extremely close to the M18 Motorway network
- Due to undergo refurbishment to include a self-contained secure yard
- Good quality fitted office accommodation.

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Fountain Precinct, 7th Floor Balm Green, Sheffield, S1 2JA
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Location

The available accommodation is located within the established Hellaby Industrial Estate and comprises a self-contained unit with ancillary office accommodation at Unit 4c Denby Way.

Denby Way is well located, being close to Junction 1 of the M18, which provides access to Denby Way via the A631 Bawtry Road. The property is therefore well placed to take advantage of the motorway network, having both the M1 and A1 (M) easily accessible.

Sheffield city centre can also be easily accessed via the M1 some 13 miles to the South West and Rotherham some 7 miles to the West.

The surrounding area is an established commercial location, home to a variety of well known industrial occupiers, including Stanley Tools, Dixel, Clipper Logistics and TNT.

Description

The property comprises an industrial unit with fitted office accommodation, welfare provisions, a reception and staff canteen.

The office accommodation comprises of plastered and painted walls, carpeting throughout, Cat II lighting, double glazing and gas fired central heating. In addition there is the benefit of 10 car parking spaces to the front of the premises.

The main warehouse provides open span accommodation finished to a minimum eaves of 4.0m. The warehouse will be fitted to provide LED lighting and has a roller shutter access door leading to the yard at the rear.

Accommodation

From the measurements taken on site we understand the accommodation provides the following (GIA) Gross Internal Area:

Description	Sq. Ft	Sq. M
Offices	1,596	148.29
Warehouse	8,349	775.87
Total	9,945	924.16

Tenure

The accommodation is available by way of a new full repairing and insuring lease, available directly from the Landlord on terms to be agreed.

Terms

We are seeking an annual rental post refurbishment of £4.75 per sq. ft.

Energy Performance Rating (EPC)

EPC available on request.

Rateable Value

We understand that the property has a rateable value of £33,500. The UBR is currently £0.49.

Interested parties are advised to make their own enquiries with the local rating authority.

VAT

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

Important Notice

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Legal Costs

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

Viewing & Further Information

Please contact Sole Agents:-

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