

TO LET SUB LEASE OPPORTUNITY

NEW TERRACED INDUSTRIAL / WAREHOUSE UNITS

UNITS 6A-6D, PHASE 3 R-EVOLUTION, SELDEN WAY,
ADVANCED MANUFACTURING PARK

Rotherham
S60 5XA



4,973 sq ft (462.04 sq m) up to 25,977 sq ft (2,412.2 sq m)

CBRE

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UNIT 6A-6D
PHASE 3 R-EVOLUTION, SELDEN WAY
ADVANCED MANUFACTURING PARK
ROTHERHAM, S60 5XA



LOCATION

The property is located on the R-evolution scheme situated within Advanced Manufacturing Park. The Advanced Manufacturing Park is located just off the Sheffield Parkway (A630) providing access to Junction 33 of the M1 (2.4 miles) to the north and Sheffield City Centre (4.5 miles) to the west. Occupiers within the close proximity include British Steel, Spendor Audio, Metalysis, Nikken, X-Cel Superturn and McLaren.



DESCRIPTION

The property comprises new build terraced industrial / warehouse units benefiting from the following specification:-

- 7m to underside of haunch
- 4 Ground level loading doors (1 per unit)
- Warehouse floor loading of 50kN/sq m
- Offices, WC' (male/female and disabled) and Kitchenette facilities to each unit.
- 26 allocated parking spaces
- Concrete service yard

SERVICES

The property benefits from all mains services. Interested parties are to satisfy themselves in this regards.

SERVICE CHARGE

There is a service charge payable to cover the maintenance of the common areas.



CONTACT US

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ACCOMMODATION

The property has been measured in accordance with the RICS code of measuring practice:

UNIT	AREA	Sq ft	Sq m
UNIT 6A	Warehouse	6,407	595.2
	Office, WC's & Kitchenette	836	77.7
	TOTAL	7,243	672.9
UNIT 6B	Warehouse	5,397	501.3
	Office, WC's & Kitchenette	660	61.4
	TOTAL	6,057	562.7
UNIT 6C	Warehouse	4,311	400.5
	Office, WC's & Kitchenette	662	61.57
	TOTAL	4,973	462.04
UNIT 6D	Warehouse	6,869	638.1
	Office, WC's & Kitchenette	835	77.5
	TOTAL	7,704	715.6
OVERALL TOTAL		25,977	2,413.2

LEASE TERMS

The property is available To Let as a whole or consideration will be given to individual lettings on a sub-lease basis of between 3 to 5 years. Shorter lease terms maybe considered. Rent on application

RATEABLE VALUE

Interested parties should verify the rates payable with the rating department of Rotherham Metropolitan Borough Council.

LEGAL COSTS

VAT will be charged where applicable. Each party is to be responsible for their own legal costs incurred in any transaction.



UNIT 6D - WAREHOUSE



UNIT 6D - OFFICES

For further information or to arrange a viewing please contact the sole agents CBRE.

SUBJECT TO CONTRACT Disclaimer: CBRE Limited, SEPTEMBER 2019

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