

ATOMIC

AT 31 EAST, ROTHERHAM
JUNCTION 31, M1 // S25 3RF

- ⊗ Easy access to the M1 and M18 motorways
- ⊗ 12m internal eaves height
- ⊗ 5 dock level loading doors
- ⊗ 2 ground level loading doors
- ⊗ Secure yard area with 40m depth
- ⊗ Prominent position onto Todwick Road
- ⊗ Power supply up to 1MVA



TO LET / FOR SALE
NEW SPECULATIVE
INDUSTRIAL UNIT

78,458 SQ FT
(7,289 SQ M)

AVAILABLE
Q2 2019



in FOLLOW TREBOR



TO LET/FOR SALE - HIGH QUALITY PREMISES

LOCATION

Atomic at 31 East is prominently located fronting on to Todwick Road in Dinnington which provides strategic access to the M1 and M18 motorways via the new A57 dual carriageway. Junction 31 of the M1 motorway is located just 2.5 miles from the site which provides easy access to the surrounding UK motorway network. Rotherham is located 8 miles to the north west, Sheffield is located 10 miles to the west, and Doncaster is 11 miles to the north-east and Leeds is located 31 miles to the north. Nottingham is located 29 miles to the south.

DRIVE TIMES

| | |
|-------------------|------------|
| Junction 31 M1 | 5 mins |
| Doncaster | 25 mins |
| Sheffield | 25 mins |
| Doncaster Airport | 28 mins |
| Nottingham | 48 mins |
| Leeds | 49 mins |
| Birmingham | 1h 26 mins |
| Manchester | 1h 32 mins |

Source: Google Maps

ROTHERHAM METROPOLITAN BOROUGH COUNCIL BUSINESS SUPPORT

Comprehensive business support is available through Rotherham's MBC experienced RiDO team. This support includes free guidance on access to finance, recruitment and training as well as the potential to receive business growth coaching. For more information please contact RiDO on 01709 254444.

PLANNING

B1, B2 and B8 uses will be acceptable on the site.

SPECIFICATION

Atomic at 31 East, Rotherham will be constructed to a high specification incorporating the following:

- 12m eaves height
- 5 dock level loading doors
- 2 ground level loading doors
- Floor loading of 50 Kn/M²
- Fitted first floor office accommodation
- Ground Floor accommodation fitted to shell
- Connections to all mains services, up to 1MVA available
- Self-contained concrete yard area with 40m depth
- 146 car parking spaces

ACCOMMODATION

| FLOOR | SQ FT | SQ M |
|--------------|--------|---------|
| GROUND FLOOR | 75,482 | 7,012.4 |
| FIRST FLOOR | 2,976 | 276.5 |
| TOTAL | 78,458 | 7,289 |

TENURE

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

PRICE

On application. Please contact the retained agents for further information.

FURTHER INFORMATION

Please contact the retained agents:



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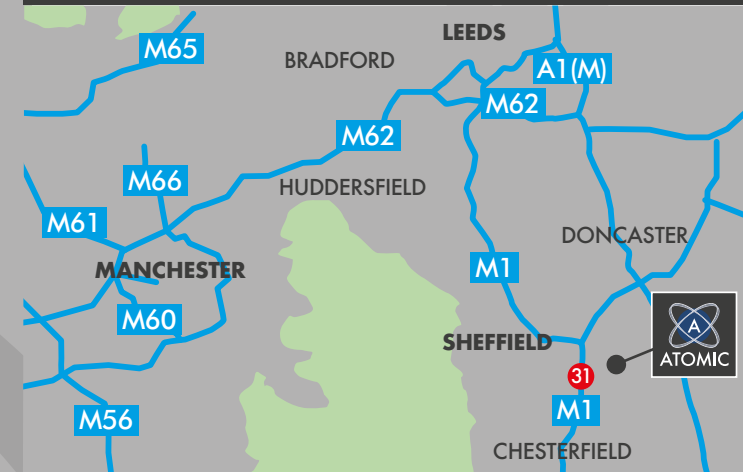


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SAT NAV: S25 3RF



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