Hellaby Industrial Estate, Junction 1 M18, Rotherham, South Yorkshire S66 8QN

hellaby one forty

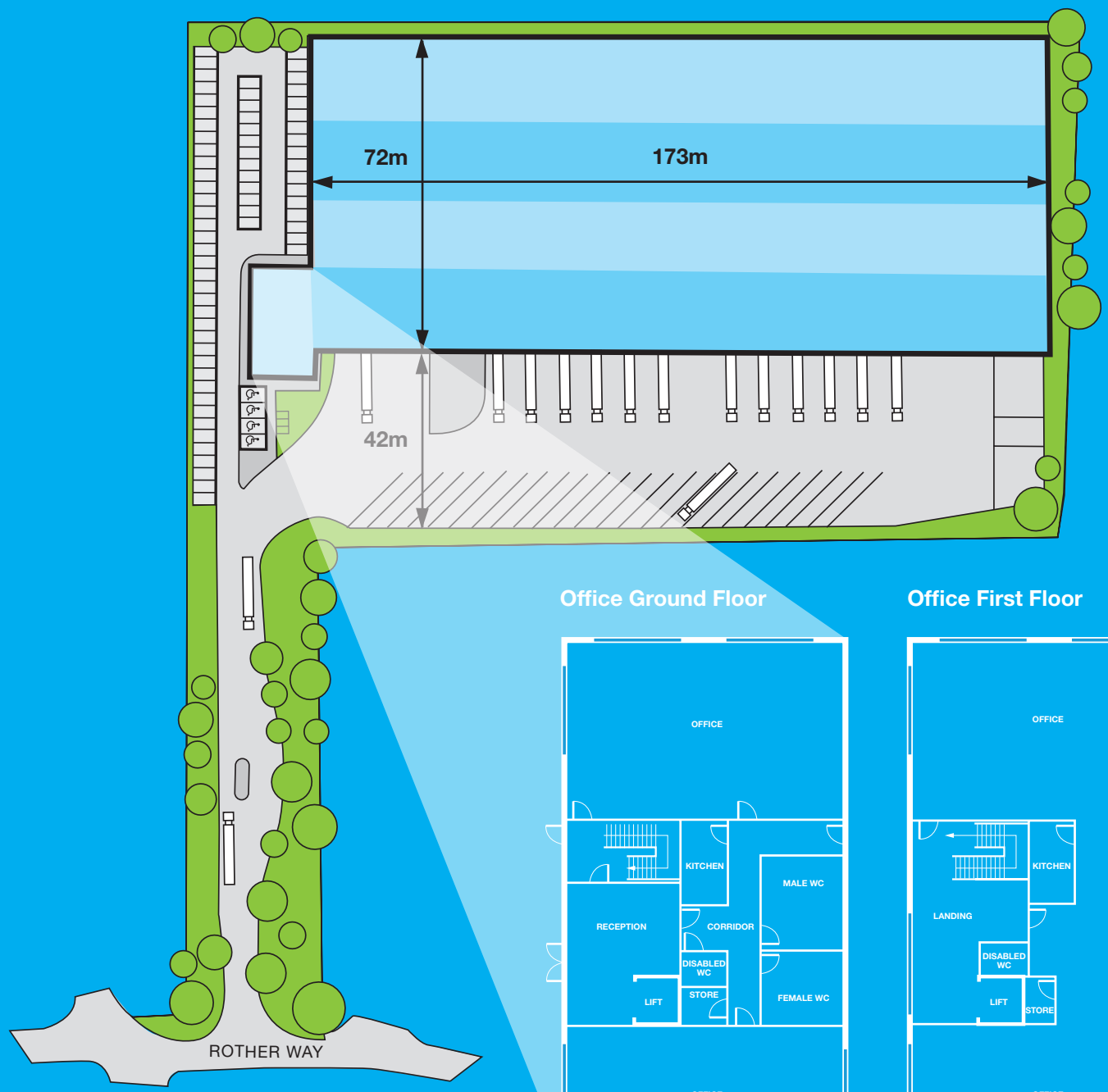
141,750 sq ft (13,160 sq m) distribution facility

to let

hellaby one forty

Description

Hellaby One Forty comprises a new build, high bay warehouse situated immediately adjacent to the M18 on Hellaby Industrial Estate. The unit has an unrestricted eaves height of 12 meters with dock level and ground level loading doors.

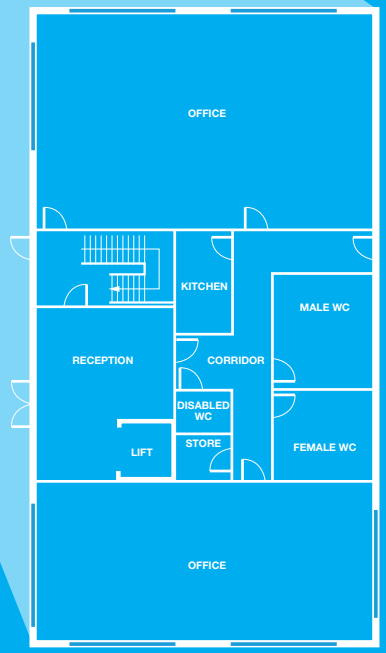


Description	Sq m	Sq ft
Warehouse	12,565	135,250
Offices (ground & 1st floors)	604	6,500
TOTAL	**13,169**	**141,750**

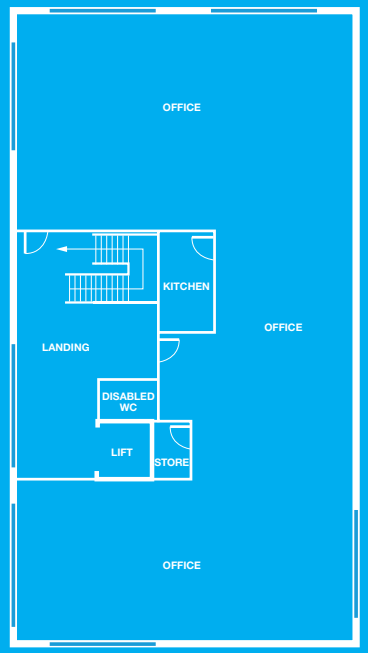
The key features include:

- 12m clear internal height
- 12 dock level loading doors
- 2 level access doors
- 42m yard depth
- 81 car parking spaces
- 50kn/sq m floor loading
- Fully fenced and enclosed site boundaries
- Gate house controlled security

Office Ground Floor



Office First Floor



Location

Hellaby One Forty is situated on Rother Way on the Hellaby Industrial Estate in Rotherham. The site is located less than ½ mile from Junction 1 of the M18 and therefore offers direct access into the regional motorway network.

Postcode – S66 8QN

M1	3.5 Miles
A1(M)	6.5 Miles
Rotherham	6 Miles
Doncaster	11 Miles
Sheffield	12 Miles
Leeds	40 Miles
Hull	55 Miles

Terms

The unit is available to let by way of new lease on terms to be agreed.
Please contact the sole letting agents for further details.

Legal Costs

Each party is to bear their own legal costs incurred in the preparation of a new lease.

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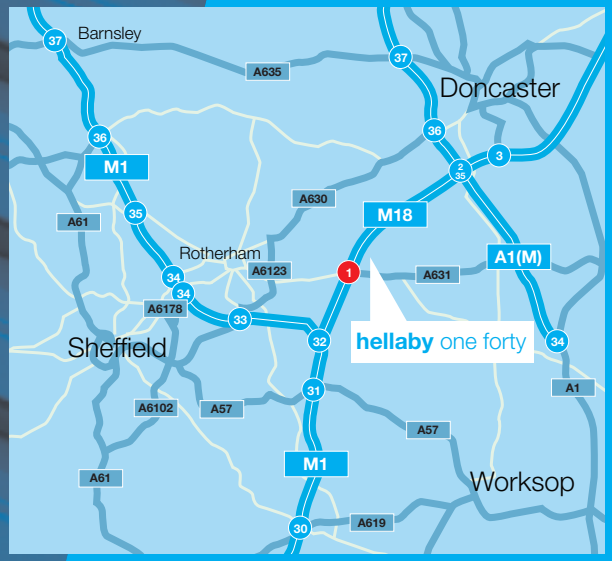
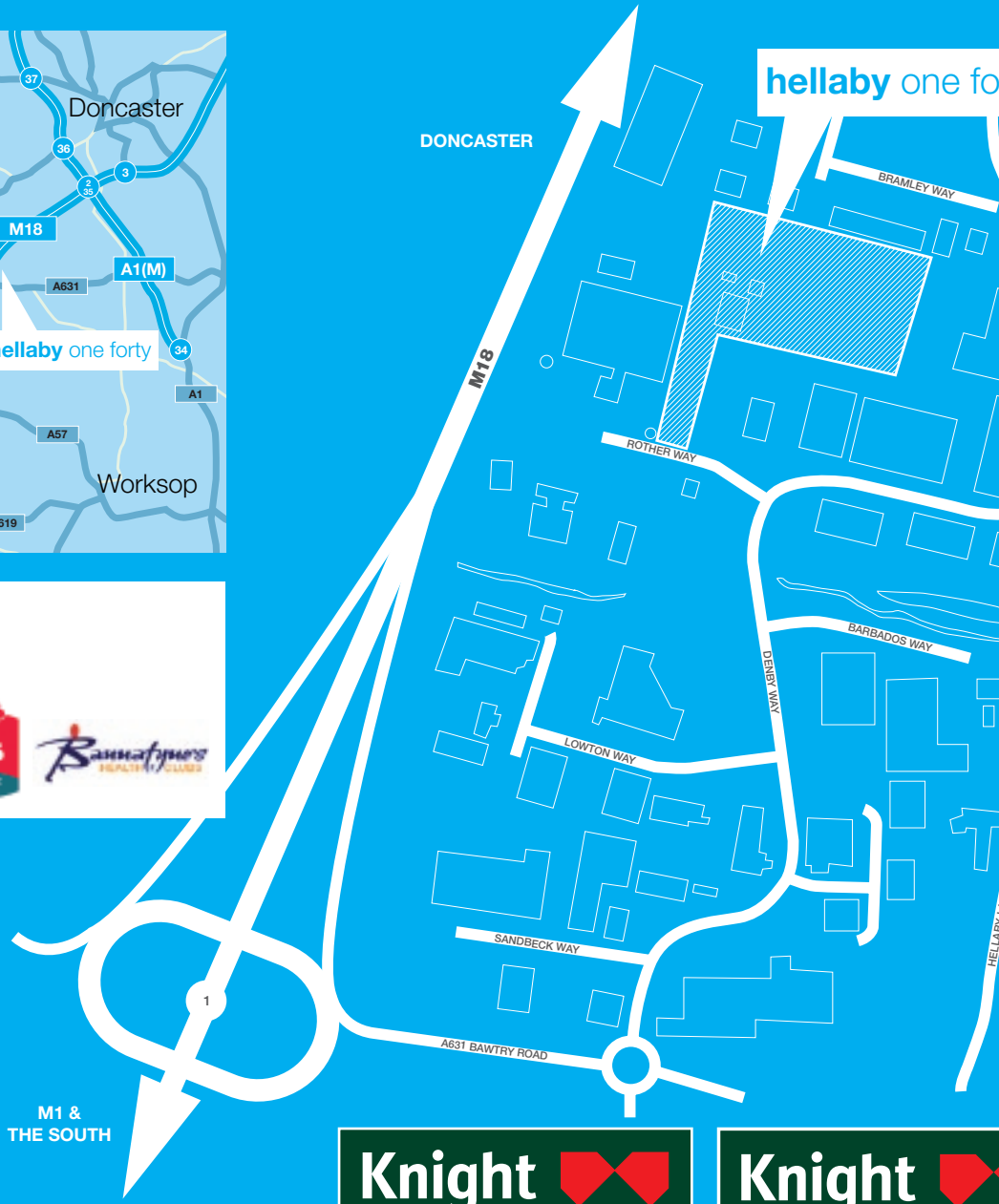


Facilities

Facilities at Junction 1 M18 include:



www.hellaby-oneforty.co.uk

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