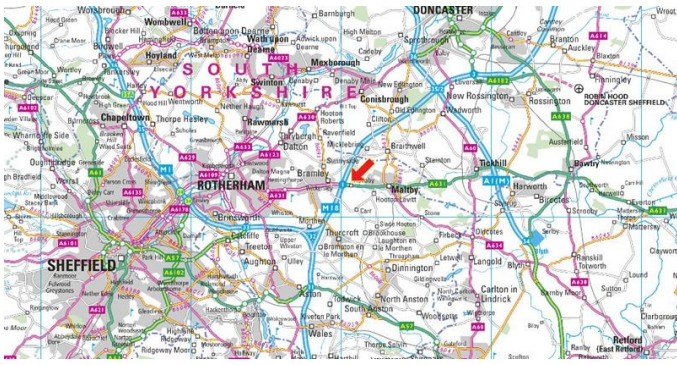




## Modern Detached Warehouse / Industrial Unit 6,062 Sq Ft (563.16 Sq M)

- Superb access to Junction 1 of the M18 Motorway
- Eaves height of 6 metres
- Good sized shared yard area
- Generous and separate parking
- High quality ancillary offices



## Location

The property is situated on the highly popular Hellaby Industrial Estate, which is strategically located adjacent to Junction 1 of the M18 Motorway, just over 3 miles from Junction 32 of the M1 Motorway, circa 5 miles to the east Rotherham Town Centre and just under 7 miles from Junction 35 of the A1(M) Motorway.

The property itself is accessed off Eden Close.

## Description

The property comprises a modern, detached warehouse / industrial premises which benefits from the following specification;

- Eaves height of 6 metres
- Loading via a single ground level roller shutter door
- Good sized shared yard area
- High quality ancillary office accommodation
- Generous parking provisions

## Accommodation

Accommodation	Sq m	Sq ft
Warehouse	463.34	4,987.35
Offices	99.82	1,074.65
<b>Total</b>	<b>563.16</b>	<b>6,062</b>



## EPC

A copy of the EPC certificate and report are available on request.

## Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

## Terms

The property is available by way of a sub-lease or assignment of the existing lease.

Rent on application

## Viewings

For further information or to arrange a viewing please contact the joint agents;

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PROPERTY CONSULTANTS

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