



### **Prominent Corner Plot with Buildings**

**Shedlands, New Orchard Road, Thurcroft, Rotherham,  
S66 9HY**

### **For Sale**

- Comprising a total of 17,301 sq. ft. (1,607.49 sq. m)
- Site of 0.78 acres (0.32 hectares)
- Collection of warehouse buildings
- Excellent location within close proximity to both the M1 and M18 motorway networks
- Potential redevelopment opportunity (subject to planning)
- Freehold available at £475,000 exclusive

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## Location

The property is located to the corner of New Orchard Road and New Orchard Lane within the village of Thurcroft, Rotherham.

The property benefits from access to both the M18 at Junction 1 circa 3 miles to the north at Hellaby and the M1 at Junction 31 some 5 miles to the south.

Nearby occupiers include a mixture of local and regional businesses within a well established industrial location.

## Description

The property provides a range and mixture of industrial buildings occupying a prominent corner plot within Thurcroft Industrial Estate.

The property provides a twin bay industrial unit having WC's, offices and a number of roller shutter doors, with an eaves height of 2.75m.

Adjacent to these units is a more modern industrial building, having an eaves height of 3.9m, again with roller shutter access to the front elevation.

To the rear is a more modern high bay unit having eaves height of 5.2m and access to a central concrete surfaced yard providing access to New Orchard Road.

In addition there is an older, more narrow warehouse having an eaves height of 4m, again with roller shutter access to the side elevation.

The property occupies a relatively flat rectangular shaped site of approximately 0.78 acres (0.32 hectares).

## Accommodation

From the measurements taken on site we understand the buildings provide the following Gross Internal Areas:-

Unit	Description	Sq M	Sq Ft
Concrete Frame	Warehouse	487.46	5,247
Concrete Frame	Warehouse	385.17	4,146
High Bay	Warehouse	115.00	1,236
Flat Roof	Warehouse	333.19	3,586
Steele Truss	Warehouse	286.67	3,086
Canopy	Covered external store	50.80	547
<b>Total</b>	<b>Excluding Canopy</b>	<b>1,607.49</b>	<b>17,301</b>

## Terms

The property is available by way of freehold sale, with a guide price of offers in excess of £475,000 exclusive.

## Energy Performance Certificate

D88.

## Rateable Value

We understand the property has a rateable value of £34,000.

## Important Notice

- Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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## VAT

All figures quoted are exclusive of VAT at the prevailing rate where applicable.

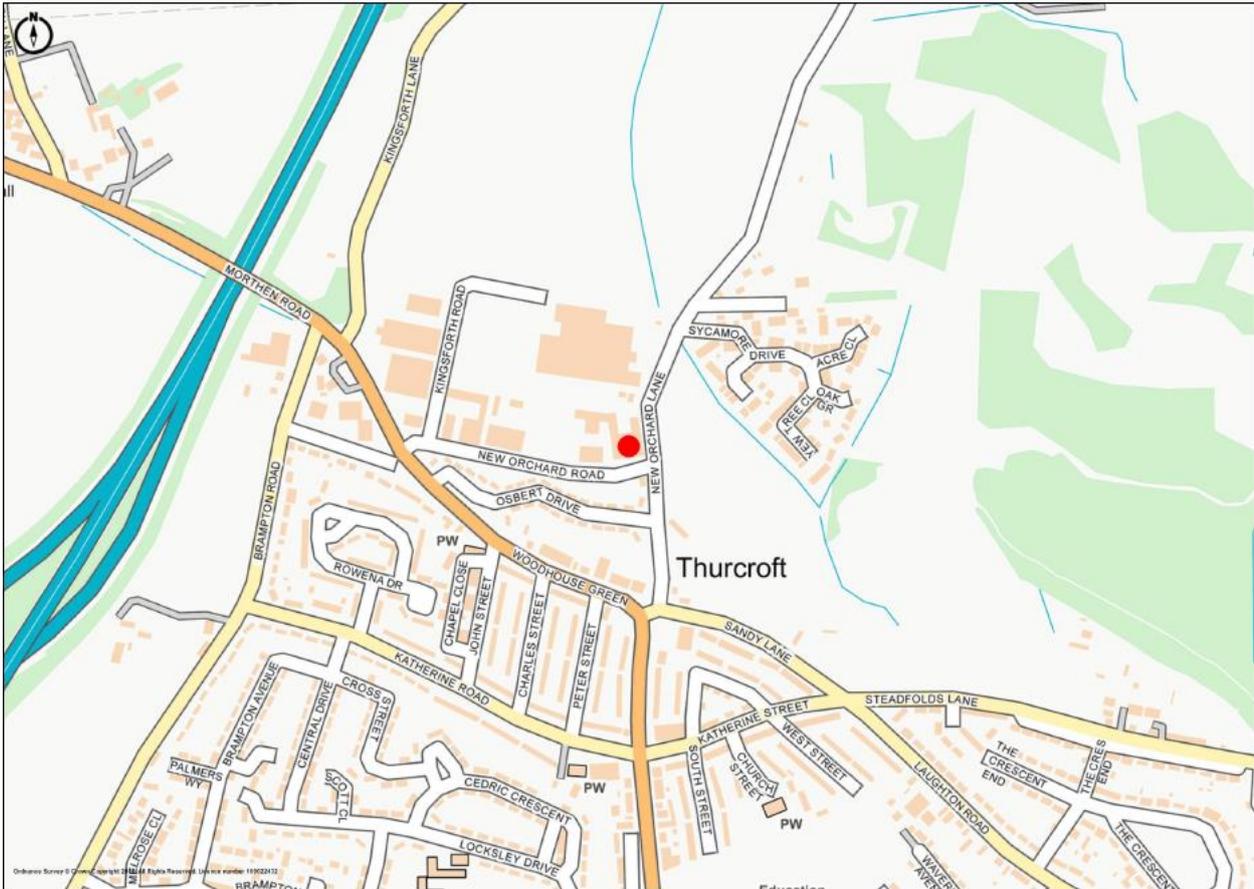
## Legal Costs

Each party to be responsible for their own legal costs incurred in any transaction.

## Viewings & Further Information

Please contact the sole agents for further information:-

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