



Industrial/ Warehouse Premises

14- 20 Clough Road, Rotherham, S61 1RD

For Sale

- 305.46 sq. m (3,288 sq. ft.)
- Close proximity to Rotherham centre
- Good quality industrial accommodation with offices
- Suitable for a variety of uses (subject to planning)
- Easy access to the M1 via Junction 34

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Location

The property is situated on Clough road which is located on the western side of Rotherham city centre. The property is accessed from New Wortley Road, which provides access to Meadow Bank Road to the north affording easy access to the M1 via Junction 34.

The surrounding area is predominantly mixed use, benefitting from a number of commercial occupiers surrounding the site.

Description

The accommodation comprises of a detached industrial property of steel portal framed construction, set beneath a pitched roof with transparent roof lights.

The warehouse accommodation is largely open plan with concrete flooring and has been fitted with fluorescent strip lighting, a gas fired heat blower and connections to all mains services. The property benefits from an eaves height of 4.1m.

The property benefits from having a small amount of office accommodation within the warehouse, benefitting from a specification to include painted plaster walls and fluorescent strip lighting. There is also a toilet and kitchenette in situ.

Loading facilities are provided through a full height loading door.

Availability

The accommodation is available for sale freehold.

Accommodation

From the measurements taken on site, we understand the accommodation provides the following gross internal area (GIA):

Description	Sq M	Sq Ft
Warehouse	294.46	3,170
Office	11.0	118
Total	305.46	3,288

Business Rates

The accommodation has a Rateable Value of £11,250.

Interested parties should make their own enquiries to verify the rates payable. Small businesses rates relief may be available to qualifying companies.

Price

£149,950 exclusive

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

We understand that the property is not elected for VAT.

Legal Costs

Each party to bear their own legal costs incurred in this transaction

Important Notice

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Viewing and Further Information

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