Modern Warehouse/Industrial Unit

Unit 3 Eden Close, Hellaby Industrial Estate, Rotherham, S66 8RW

To Let

- 6,062 sq ft (563.17 sq m)
- Excellent access to Junction 1 M18
- 6m eaves height
- Good sized loading area
- Dedicated car parking
- Quality fitted offices

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Location

The unit is situated along Eden Close, forming part of the popular Hellaby Industrial Estate, which is well located within the South Yorkshire region, immediately adjacent to Junction 1 of the M18. Junction 32 is just over 3 miles away and Rotherham town centre is 5 miles to the West.

Eden Close is situated off Fretwell Road which in turn links Hellaby Lane, the main road through the estate. Hellaby Lane is accessed from the A631 (Bawtry Road) which provides immediate access to the national motorway network at Junction 1 M18.

The estate has proved hugely successful to date, with a number of well known occupiers including Stanley Tools, Clipper Logistics, KP Nuts and Pyronix.

Description

Unit 3 Eden Close comprises a detached modern industrial / warehouse unit of steel portal frame construction set beneath a pitched roof. The accommodation is finished to a high specification to include the following:-

- Fitted offices
- Full height loading door
- Lighting and heating to the warehouse
- Connections to all mains services
- 6m eaves

EPC

The property has an EPC rating of E 101

VAT

All costs are exclusive of VAT unless indicated otherwise.

Accommodation

The premises provide the following gross internal floor areas:-

<table>
<thead>
<tr>
<th>Accommodation</th>
<th>Sq Ft</th>
<th>Sq M</th>
</tr>
</thead>
<tbody>
<tr>
<td>Warehouse</td>
<td>4,988</td>
<td>463.35</td>
</tr>
<tr>
<td>Office</td>
<td>1,074</td>
<td>99.82</td>
</tr>
<tr>
<td><strong>Total GIA</strong></td>
<td><strong>6,062</strong></td>
<td><strong>563.17</strong></td>
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Terms

The unit is available to let by way of a new FRI lease on terms to be agreed.

Quoting/Rent

The accommodation is available on a new lease for a rent of £5.50 per sq. ft. per annum exclusive.

Business Rates

The premises have a Rateable Value of £28,500. Rates payable for 2017/18 are 47.9p in the £.

Interested parties are advised to verify with the Rating Department of Rotherham Metropolitan Borough Council.

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

Further Information

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