

# TO LET

# UNIT 3 KEA PARK

HELLABY INDUSTRIAL ESTATE, ROTHERHAM, S66 8LB



**16,016** SQ FT  
(1,487.93 SQ M)

**DETACHED MODERN WAREHOUSE / INDUSTRIAL UNIT**

EAVES HEIGHT OF 7.1M \ SECURE YARD AREA \ EXCELLENT ACCESS TO M18 MOTORWAY

## UNIT 3

### KEA PARK

HELLABY INDUSTRIAL  
ESTATE, ROTHERHAM,  
S66 8LB

## MODERN DETACHED WAREHOUSE / INDUSTRIAL UNIT

### DESCRIPTION

The property comprises a modern detached warehouse / industrial unit of steel frame construction incorporating two storey ancillary offices and separate office / works toilet and kitchenette facilities.

Features include:

- 2 electrically operated roller shutter doors
- 7.1m eaves (23 ft)
- High quality office space
- Secure yard area
- Dedicated staff car parking spaces
- High bay lighting within the warehouse

### LOCATION

The property is situated on Kea Park Close which forms part of the well-established Hellaby Industrial Estate, Rotherham. Motorway access is provided via Junction 1 of the M18 approximately 600m to the west, which in turn connects to the M1 at J32 (within 1 mile). Rotherham town centre is approximately 5 miles to the west and Sheffield City Centre is approximately 9 miles to the south west.

SAT NAV: S66 8LB

### ACCOMMODATION

The accommodation is measured on a gross internal floor area basis as follows:

ACCOMMODATION	Sq m	Sq ft
Warehouse	1,302	14,016
Ground Floor Offices / Stores	92.90	1,000
First Floor Offices	92.90	1,000
<b>TOTAL GIA</b>	<b>1,487.93</b>	<b>16,016</b>

### TERMS

The property is available by way of a new full repairing and insuring lease on terms to be agreed. Full details upon application

### EPC

The property has an EPC rating of C.

### LEGAL COSTS

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

### VIEWING

By prior appointment with the joint agents.



## CONTACT US



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