



## Detached Industrial/Warehouse Unit Size 4,957 sq ft (461 sq m)

- Detached Freehold Industrial Unit
- Close to J1 M18
- Available Immediately

# Detached Industrial/Warehouse Unit

## Size 4,957 sq ft (461 sq m)

### Location

Bramley Way forms part of the Hellaby Industrial Estate in Rotherham, close to Junction 1 of the M18 Motorway and east of Rotherham Town Centre. Hellaby is a popular industrial estate and given the proximity to J1 of the M18 and the M1 beyond.

Hellaby is a popular and established industrial estate with neighboring occupiers including Pyronix, Stanley Tools, & TNT.

### Description

The property comprises a detached industrial unit which is standalone but previously part of the Yorkshire Windows site at Bramley Way. The unit can be available individually or part of the larger offering to include the 33,699 sq ft unit next door.

The unit comprises a detached unit of steel portal framed construction. Access to the unit is via a dedicated access point leading from Bramley Way. Internally the unit provides a small office/reception area and externally the unit can provide a dedicated yard/parking area.

### Accommodation

From measurements provided we understand that the property benefits from the following gross internal area:-

Description	Sq ft	Sq m
Warehouse	4,957	461
<b>TOTAL</b>	<b>4,957</b>	<b>461</b>

### Legal Costs

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

### VAT

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

### EPC Rating

A full EPC is available upon request.

### Terms

The property is available For Sale with a quoting figure of **£295,000**.

Consideration will be given to a Leasehold proposal on terms to be agreed quoting **£22,500 pa**.



### Further Information

For further information please contact the below,

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Alternatively please contact the joint agent:-

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### Date of Particulars

February 2018



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