



## Rotherham 125, Junction 1 / M18, Rotherham, S66 8EL

Industrial Warehouse - TO LET

<b>Tenure</b>	To Let
<b>Available Size</b>	128,082 sq ft / 11,899.21 sq m
<b>Rent</b>	Rent on application
<b>Business Rates</b>	Upon Enquiry
<b>EPC Rating</b>	Upon enquiry

- 8 - 13M eaves
- 7 Dock Level Doors
- 4 Level Access Doors
- 810 KVa Power Supply
- Secure Site
- Proven logistics location

## Description

The Property comprises a detached distribution warehouse developed in three interlinked phases comprising steel portal frame structures. In 2015 the property benefitted from an extensive refurbishment.

The property is accessed from Rotherham Road (A631) through a security barrier leading into a surfaced car park. There is a large yard to the rear of the property that offers good circulation space and lorry parking. Loading is provided by dock level doors and ground level access doors.

To the front south facing elevation there is a two storey office block that has been subdivided to provide a range of open plan offices and welfare facilities including space for a kitchen and canteen area. The total office content is 12%.

## Location

The property is situated just one mile to the east of Junction 1 of the M18 and benefits from a prominent frontage to the A631 Rotherham Road, approximately 1 mile from the M18 which provides access to both the M1 to the south west and A1 to the north east.

The site is bound by Rotherham road (A631) to the south, Maltby Trading Estate to the west, housing and a day centre to the north and a further housing estate to the east.

The warehouse occupies a standalone position close to the Hellaby Industrial Estate, which is home to occupiers such as TNT, Clipper Logistics, UPS and KP Snacks.

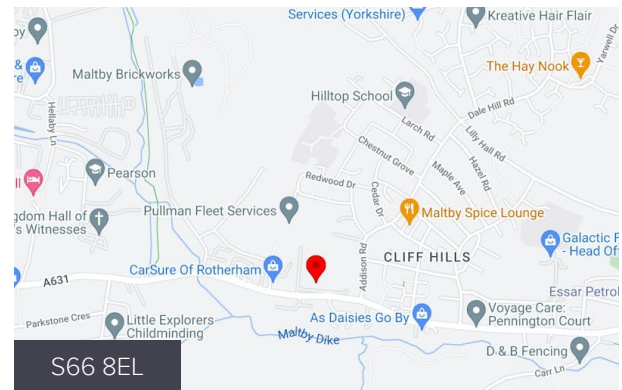
## Accommodation

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following approximate gross internal floor areas:

Name	sq ft	sq m	Availability
Ancillary - Office / Canteen / Welfare	14,392	1,337.06	Available
Unit - Main Warehouse	62,324	5,790.09	Available
Unit - Dispatch Warehouse	34,617	3,216.02	Available
Unit - High Bay Warehouse	15,177	1,409.99	Available
Ancillary - Warehouse	1,572	146.04	Available
<b>Total</b>	<b>128,082</b>	<b>11,899.20</b>	

## Demographics

- 2.8 million consumers within 45 minutes by van
- Competitive Wages - Gross weekly full time pay in Rotherham is 12% cheaper than UK average
- Skilled Labour Force - 10.4% of South Yorkshire's labour force is employed in manufacturing, compared to 4.9% of the UK



## Viewing & Further Information

### Henry Watson

0203 824 9418 | 07951267446  
henry.watson@m1agency.co.uk

### Andy Hall

0203 889 1013 | 07824 525 821  
andy.hall@m1agency.co.uk

### Henry Boddy

020 3889 1010 | 07702 647955  
henry.boddy@m1agency.co.uk

### Toby Vernon MRICS (Commercial Property Partners LLP)

0114 2738857 | 07872377228  
toby@cpppartners.co.uk

### Ed Norris MRICS (Commercial Property Partners LLP)

0114 2738857  
ed@cpppartners.co.uk