

Meadowbank Industrial Estate

Harrison Street Rotherham S61 1EE

Warehouse | 684 - 1,777 ft²



Excellent location near M1 motorway



Secure yard area



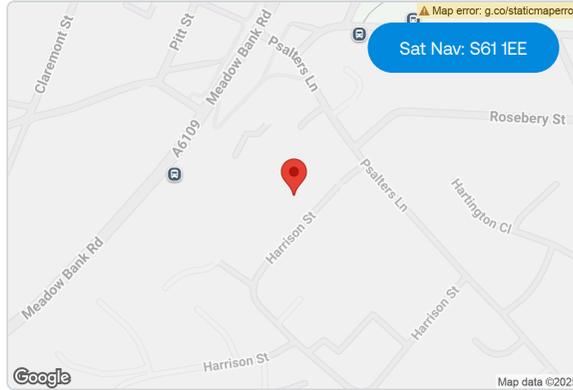
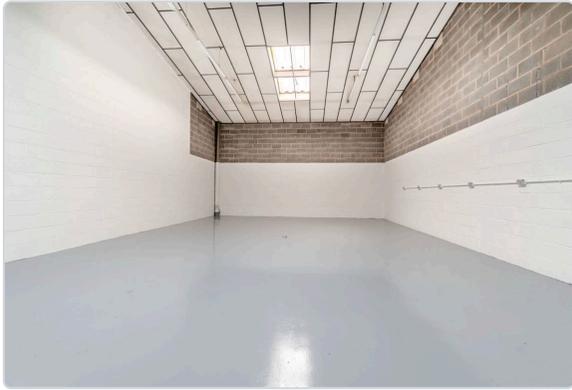
Roller shutter door



LED lighting

Available to Let





Description

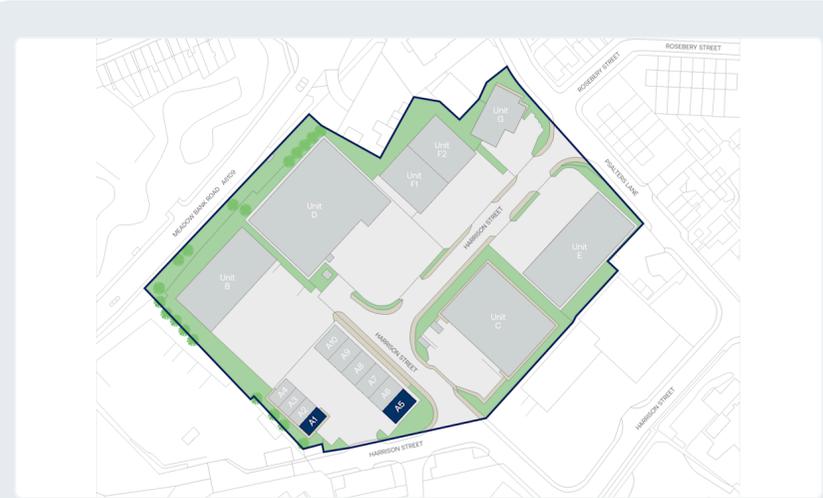
Unit A1 offers 684 sq ft and Unit A5 offers 1,093 sq ft of versatile business space, ideal for a range of light industrial or storage uses. The unit features a full-height roller shutter door for easy loading access, alongside a separate pedestrian entrance. It is constructed with durable brick/blockwork walls and concrete flooring.

Internally, the space is open plan, allowing for flexible use, and includes a small welfare block. The unit benefits from LED lighting and roof-mounted skylights.

Externally, the unit forms part of a secure, shared yard with allocated vehicle parking directly in front of the unit.

Location

The estate is located in the Deepdale area of Rotherham, in a well-located industrial area just off Meadowbank Road. The location provides excellent access to the M1 motorway just 1 mile to the southeast and to Rotherham town centre just 1.2 miles to the east.



Accommodation:

| Unit | Property Type | Size (sq ft) | Availability | PCM Rent (£) |
|---------|---------------|--------------|--------------|--------------|
| Unit A1 | Warehouse | 684 | Immediately | 784 |
| Unit A5 | Warehouse | 1,093 | Under offer | 1,084 |
| Total | | 1,777 | | |

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three-year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

Further information

EPC Unit A1: E
Rent
 Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

Terms
 Available on new full repairing and insuring leases.

Legal costs
 All parties will be responsible for their own legal costs incurred in the transaction.

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