Stadium Court Trading Estate

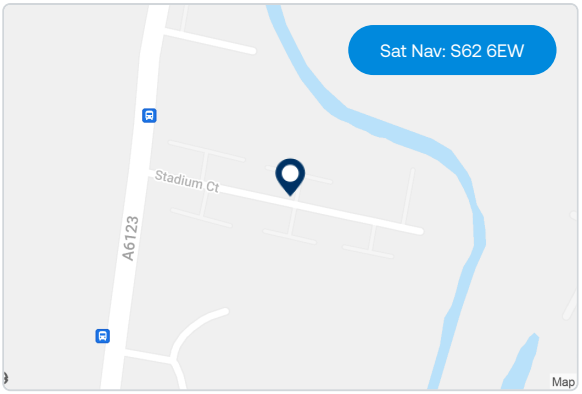
Barbot Hall Industrial Estate Mangham Road Rotherham S62 6EW

Warehouse | 3,997 - 4,007 ft²

- Office space
- 4.6mm eaves height
- Roller shutter door
- Parking for Ample parking vehicles
- 24-hour access







Description

The units are situated adjacent to a central estate road, and are of steel portal frame construction with part brick and part steel clad elevations, set beneath a pitched roof which benefits from insulated roof panels. Internally, the units comprise open span warehouse with minimum eaves of 4.6m and benefitting from ancillary office and toilet accommodation. There is a shared yard with 24-hour access.

Location

The units are situated on Stadium Way within Barbot Hall Industrial Estate, which is well placed in Rotherham to the North of the town Centre. The properties are accessed from Rotherham Road (A633), one of the main arterial routes through Rotherham and within close proximity to Junction 34 of the M1, which is just 3 miles from the site.

Further information

EPC
Unit 5: C,
Unit 12: C,

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.

Book a viewing

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Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)	EPC
Unit 5	Warehouse	4,007	Immediately	3,119	
Unit 12	Warehouse	3,997	Immediately	3,111	
Total		8,004			

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.

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