

TO LET



**UNIT 3B DENBY WAY, HELLABY, ROTHERHAM,
SOUTH YORKSHIRE, S66 8HR**

- Industrial / warehouse premises
- 20,000 sq ft
- Excellent road links to M18, A1 & M1 motorways

Location

The property is well located on Hellaby Industrial Estate, Rotherham, fronting Denby Way. The warehouse is prominently situated at the start of Hellaby Industrial Estate, providing excellent access to J1 M18 only 0.5 miles away which connects to the wider road network of the M1 within 3.5 miles and A1 motorways within circa 6 miles.

The property is approximately 5 miles east of Rotherham and 12 miles east of Sheffield, and Doncaster is also in easy reach to the North.

Approximate Distances:

- M18 J1 (0.5 miles)
- A1 J35 (6.3 miles)
- M1 (3.5 miles)
- Rotherham (6 miles)
- Sheffield (13 miles)
- Doncaster (10 miles)

Description

Industrial/warehouse unit extending to 20,000 sq ft benefitting from the following specification:

- Suitable for various industrial/storage uses
- Open plan, flexible warehouse space
- Yard and parking to front and rear
- Eaves between 4.9m rising to 7.7m to the apex
- 3-phase power supply
- x 2 ground level loading doors
- Internal office and W/C area
- Access from front and rear

Accommodation

Total GIA: 1,858 Sq M (20,000 sq ft)

Terms

The property is available to let on terms to be agreed. Rent available upon application.

Business Rates

The property is yet to be separately assessed. Please contact the VOA for further information.

EPC

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Services

Mains services including 3-phase power supply are connected.

VAT

VAT is payable on the rent.

Viewings

By appointment with Flint Real Estate and Jake Pygall from Avison Young, Leeds.

Contact

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