

Hellaby Industrial Estate Bramley

Available to Let Q1 2024

Warehouse

3,497 - 8,443 sq ft (325 - 784 sq m)



LED lighting



Three-phase power



Electric roller shutter door



Eaves height 4.69m



Shared yard



Ample car parking



Hellaby Industrial Estate

Hellaby Industrial Estate Denby Way, Hellaby Bramley Rotherham S66 8QY



Description

Hellaby Industrial Estate comprises of 8 light industrial/warehouse units arranged in two terraces with shared yard and car parking areas. The units are generally finished to a specification to include LED lighting, concrete floors, three-phase power and electric roller shutter doors. Office space with WC/kitchenette facilities. The estate benefits from 24-hour access and CCTV.

Location

The premises are located on Braithwell Way within the Hellaby area of Rotherham, and form part of the established Hellaby Industrial Estate. Braithwell Way is accessed off Micklebring Way which links to Hellaby Lane/Denby Way, the main thoroughfare through Hellaby Industrial Estate which connects directly to Junction 1 of the M18 Motorway approximately 1.2 miles away, whilst Junction 32 of the M1 Motorway is also approximately 4.4 miles away. Hellaby Industrial Estate is home to notable occupiers such as Great Bear Distribution, Clipper Logistics, KP Snacks and Culina, who each occupy substantial premises within the surrounding area.

EPC

EPC is available upon request.

Terms

Available on new full repairing and insuring leases.

Viewing / Further Information

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VAT

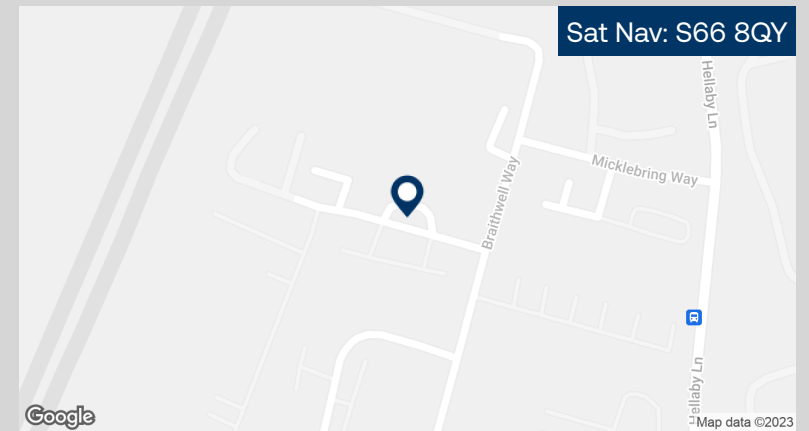
VAT will be payable where applicable.

Legal Costs

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

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Accommodation:

Unit	Property Type	Size (sq ft)	Size (sq m)	Availability
Unit 8A	Warehouse	3,497	324.9	Immediately
Unit 9B	Warehouse	4,946	459.5	Immediately
Total		8,443	784.4	

Mileway