

To Let.

Modern hybrid detached industrial / office unit with immediate access to Junction 34 of the M1.



6 Blackburn Road, Rotherham, S61 2DR.

Detached hybrid industrial / office unit extending to approximately 8,117 sq ft (7542 sq m).

Location.

The premises are located fronting Blackburn Road, within the Blackburn Meadows area on the border of Sheffield and Rotherham. The premises benefit from immediate access to Junction 34 of the M1 Motorway via the Meadowhall Roundabout, whilst Junction 33 of the M1 Motorway is situated approximately 3.5 miles to the South-East. Sheffield City Centre is located approximately 4.8 miles to the South-West of the premises, whilst Rotherham Town Centre is approximately 2.7 miles to the North-East of the premises.

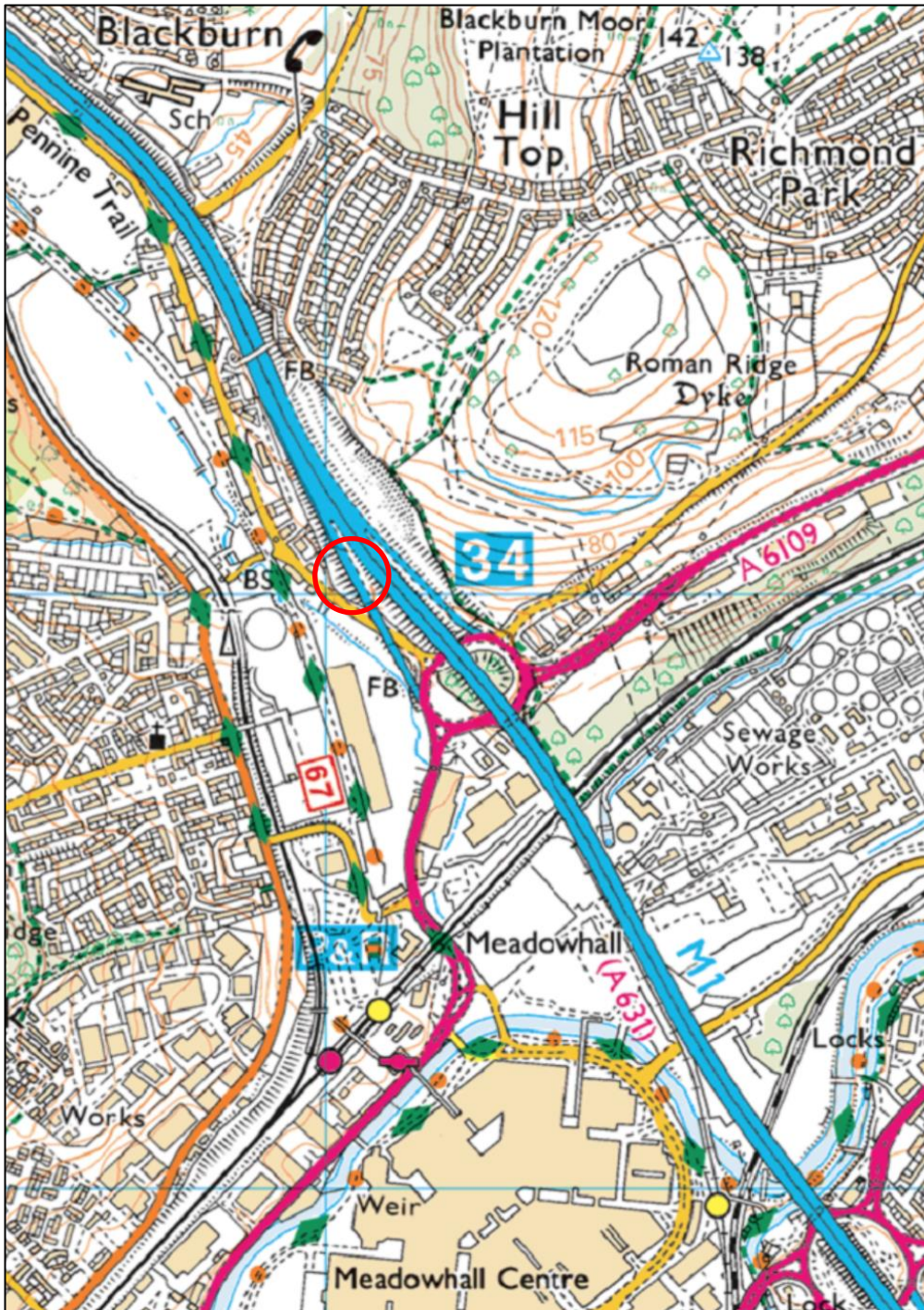
The surrounding area is predominantly commercial in nature and comprises a mix of industrial and office occupiers, with notable occupiers in the area including Emerald Construction, Lloyd Catering Equipment, Chesterfield Special Cylinders, Eddisons, Ecus and Pressure Technologies.

Description.

The premises comprise of a modern hybrid detached industrial / office unit, which is arranged as industrial workshop space on the ground floor with offices across the first floor. There are further ancillary stores and staff facilities throughout.

Externally the building fronts directly onto Blackburn Road and benefits from a yard and car parking area to the right-hand side of the building, which is gated and secured.

- LED Lighting
- 4.26 metre clear height to the warehouse
- Gas blow heaters
- Three phase power
- Staff facilities and W/Cs
- Full height concertina roller shutter door loading to the side
- Good sized yard and car parking, which is gated and secure
- Connections to all mains services



Accommodation.

We understand that the property has the following Gross Internal Floor Area (GIA):-

Description	Sq M	Sq Ft
Ground Floor Workshop	476	5,123
First Floor Offices	278.2	2,994
Total	754.2	8,117

Quoting Rent.

The quoting rent is £7.75 per sq ft per annum exclusive.

Terms.

The accommodation is available to let by way of a new Full Repairing and Insuring (FRI) Lease on terms to be agreed.

Rateable Value.

The Rateable Value is £24,250. Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

EPC.

The property has an Energy Performance Certificate (EPC) rating of C68.

Due Diligence.

Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

VAT.

All figures quoted are subject to VAT at the prevailing rate where applicable.

Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.



Contact.

For further information, or to arrange a viewing, please contact sole agents Knight Frank:.

Kitty Hendrick

+44 114 241 3902

+44 7989 735 137

Kitty.hendrick@knightfrank.com

Eddie Slater

+44 114 241 3902

+44 7929 796 031

Edward.slater@knightfrank.com

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Particulars dated October 2024. Photographs dated October 2024.

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