

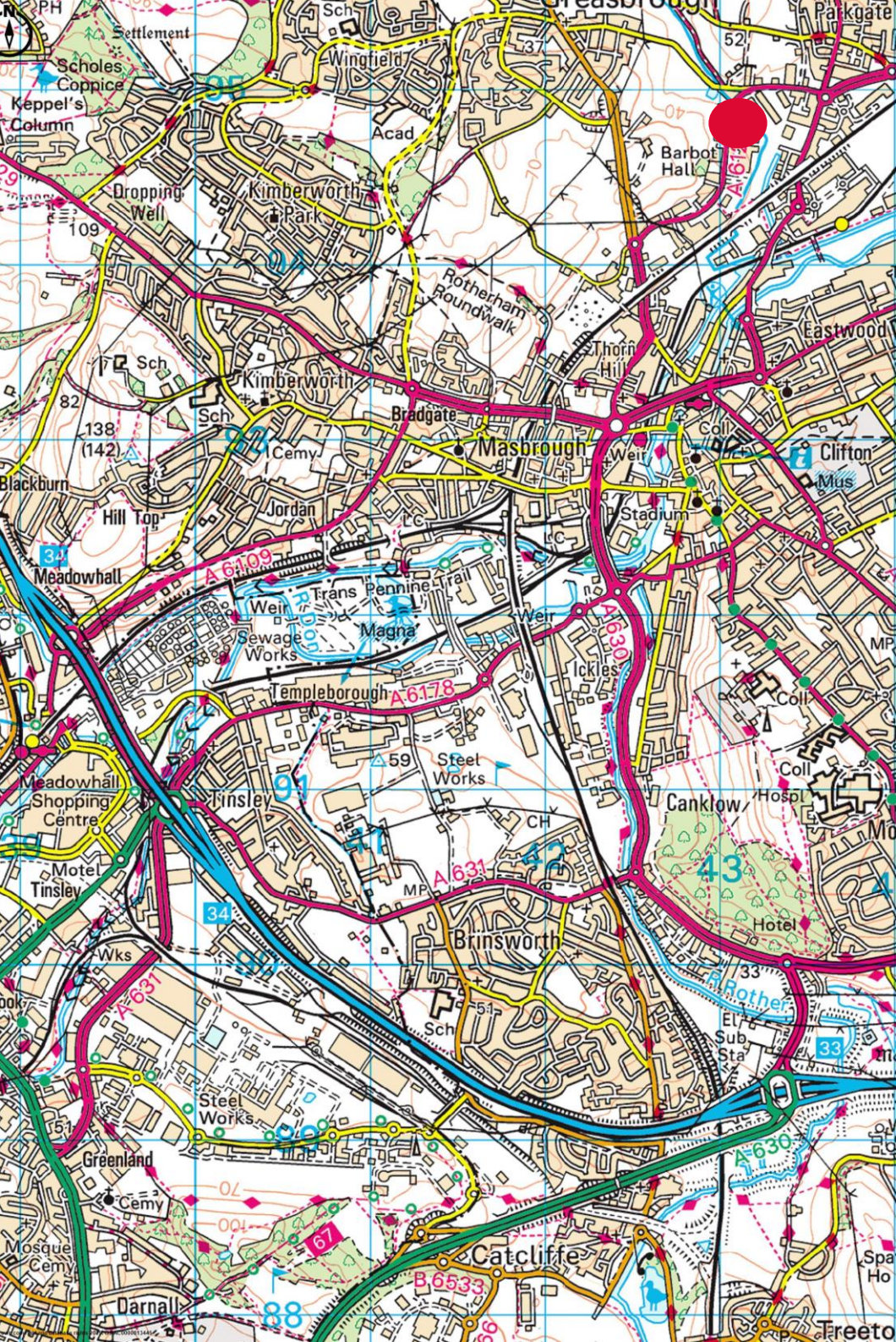
TO LET.

Industrial warehouse / trade counter unit with great access to J34 of the M1.



Unit 12 Stadium Court Trading Estate Rotherham, Mangham Road Rotherham S62 6EW.

The premises extend to 3,966 sq ft (368.49 sq m).



Location.

Stadium Court Trading Estate is a well-established industrial warehouse and trade counter location situated within Barbot Hall Industrial Estate. The estate is well placed in Rotherham being approximately 1.5 miles to the North of the town Centre. Sheffield city centre is located approximately 10 Miles south-west of the subject property.

The premises 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.

Some of the local industrial occupiers include: Toolstation, City Electrical Factors Ltd, Howdens and Jewsons.

Description.

Unit 12 Stadium Court comprises a mid-terrace industrial / trade counter unit of steel portal frame construction, with part metal profile sheet clad and part brick elevations, set beneath a mono pitch roof incorporating translucent roof panels.

The premises are currently configured to accommodate one half of the warehouse as full height warehouse storage, with the other half being a showroom area which has been fitted with carpeted floor, and a suspended ceiling incorporating LED lighting. The W/C facilities are to the front and an office and store room to the rear; externally the premises have a shared loading yard and car parking area.

The premises benefit from the following specification:

- 4.6m eaves
- LED lighting throughout
- Good quality office accommodation
- Staff facilities and WC's
- Full height roller shutter loading door
- Connections to all mains services

Subject to Contract.

Accommodation.

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

Description	Sq M	Sq Ft
Total	368.49	3,966

Quoting Rent.

The quoting rent is £8.75 per sq ft per annum exclusive.

Terms.

The accommodation is available to let by way of Assignment or Subletting of the existing lease, which has approximately 1 years unexpired to the break clause and approximately 6 years unexpired to lease expiry.

Should a longer lease term be required, we can potentially discuss a Surrender and New Lease from the Landlord directly on terms to be agreed.

Service Charge.

A service charge is payable to cover the maintenance and upkeep of the common areas of the estate.

Rateable Value.

The current rateable value is £18,250. 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 C74.

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 3907

+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 September 2022. Photographs dated August 2022.

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