

# TO LET.

*Modern Industrial / Warehouse unit Available Now – Good Links to Junction 36 of the M1.*

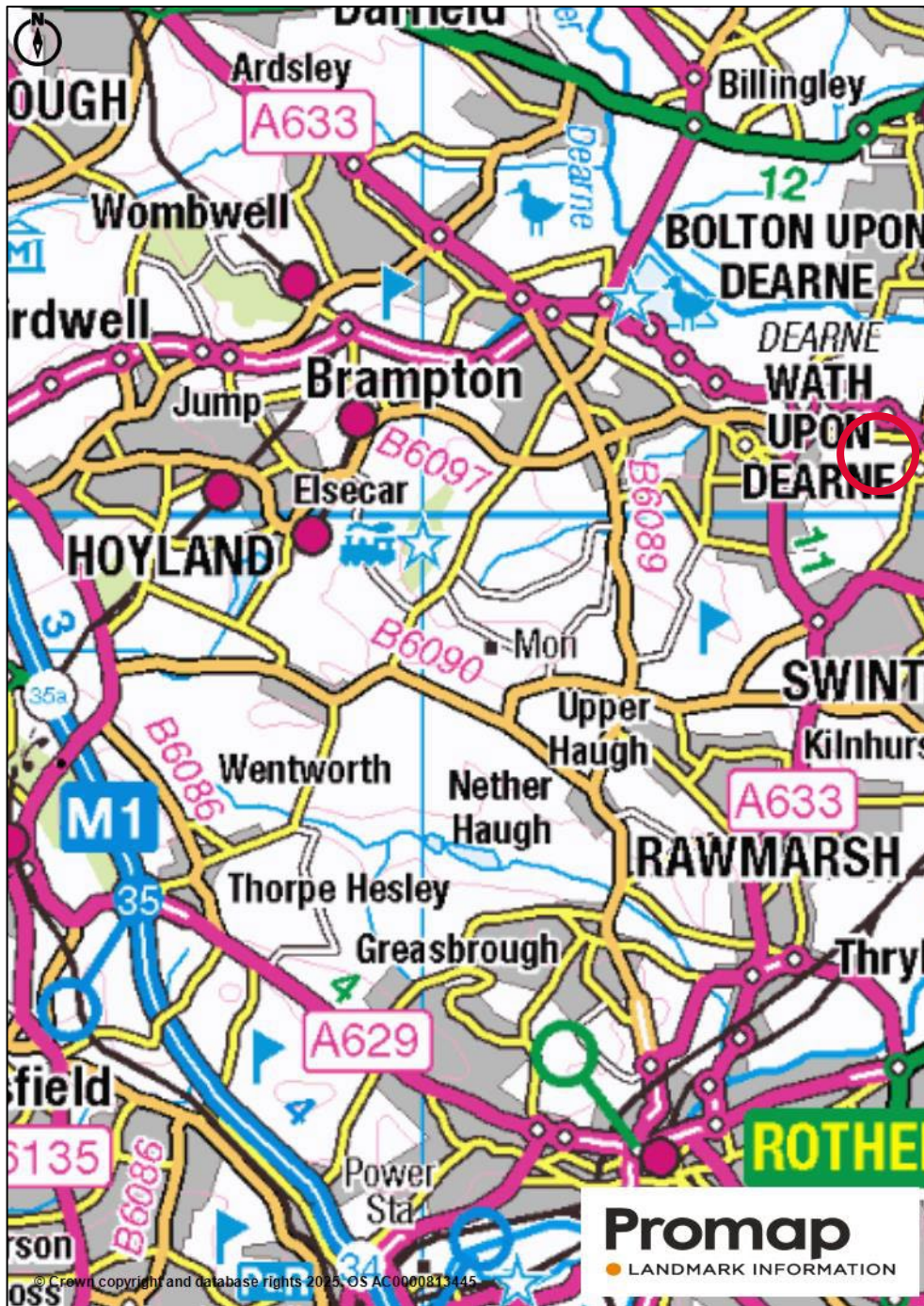


**Paragon Point, Farfield Park, Rotherham, S63 5DB.**

*Mid terraced Industrial/warehouse unit extending to 6,162 sq ft.*

*Proven.Nuance.Wired*





## Location.

Paragon Point is situated on Farfield Park within the heart of the Dearne Valley, Rotherham, forming part of an established industrial area. The premises benefit from easy access to both Junction 36 of the M1 which lies approximately 7.4 miles to the East of the premises, accessed via the Dearne Valley Link Road, and Junction 37 of the A1(M) Motorway sits approximately 7.1 miles to the North West of the premises.

The Dearne Valley area has attracted a number of established occupiers including Cepac, Maplin Electronics and Next.

## Description.

The available premises comprise of a mid-terrace industrial / warehouse unit of steel portal frame construction with part blockwork and part metal profile clad elevations, set beneath a pitched roof incorporating translucent roof panels, which is finished to a specification to include:

- Eaves height of 6.7 metres.
- Full height roller shutter loading doors.
- Gas heating and lighting.
- Three phase power.
- Connection to all mains services.
- Secure shared yard and car parking area.

## Accommodation.

The premises provide the following Gross Internal Areas (GIA):

Description	Sq. M	Sq. Ft
Warehouse	572.51	6,162

## Quoting Rent.

The quoting rent is £7.75 per square foot 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.

## Service Charge.

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

## Rateable Value.

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

## Services.

We confirm we have not tested any of the service installations and any occupier must satisfy themselves as to the state and condition of such items.

## EPC.

A full copy of the EPC Certificate is available upon request.

## 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:.

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Particulars dated October 2025. Photographs dated February 2021.

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