

TO LET.



Industrial / Trade Counter Accommodation

Units 5, Stadium Court, Barbot Hall Industrial Estate, Rotherham, S62 6EW

Location.

The property is situated on Stadium Way within Barbot Hall Industrial Estate, which is well placed in Rotherham, to the North of the town centre.

The property is accessed from the Rotherham Road (A633), one of the main arterial routes through Rotherham. The property is also within close proximity to Junction 34 of the M1 Motorway, which is just 3 miles to the West of the site.

Barbot Hall Industrial Estate is home to a number of well known occupiers including Toolstation, Dulux Decorator Centre, Howdens and CEF. The property is also within close proximity to Parkgate Shopping Centre within Rotherham.

Description.

The available unit is arranged in a mid-terrace, situated adjacent to a central estate road. The units is of steel portal frame construction with part brick and part steel clad elevations, set beneath a pitched roof, benefiting from insulated roof panels.

Internally, the unit comprises an open span warehousing finished to a minimum eaves of 4.56m and benefits from ancillary office and toilet accommodation.

Business Rates.

Interested parties are advised to make their own enquiries with the local rating authority.

The premises have a Rateable Value of £15,500

Quoting Rent.

The property is available to let by way of a new lease on terms to be agreed at a quoting rent of £24,000 per annum exclusive.

VAT.

All figures quoted are exclusive of VAT at the prevailing rate, where applicable.

Accommodation.

From the measurements taken on site, we understand that the accommodation provides the following Gross Internal Area (GIA):-

Description	Sq M	Sq Ft
Warehouse	345.44	3,717
Office	26.94	290
Total:	372.39	4,007

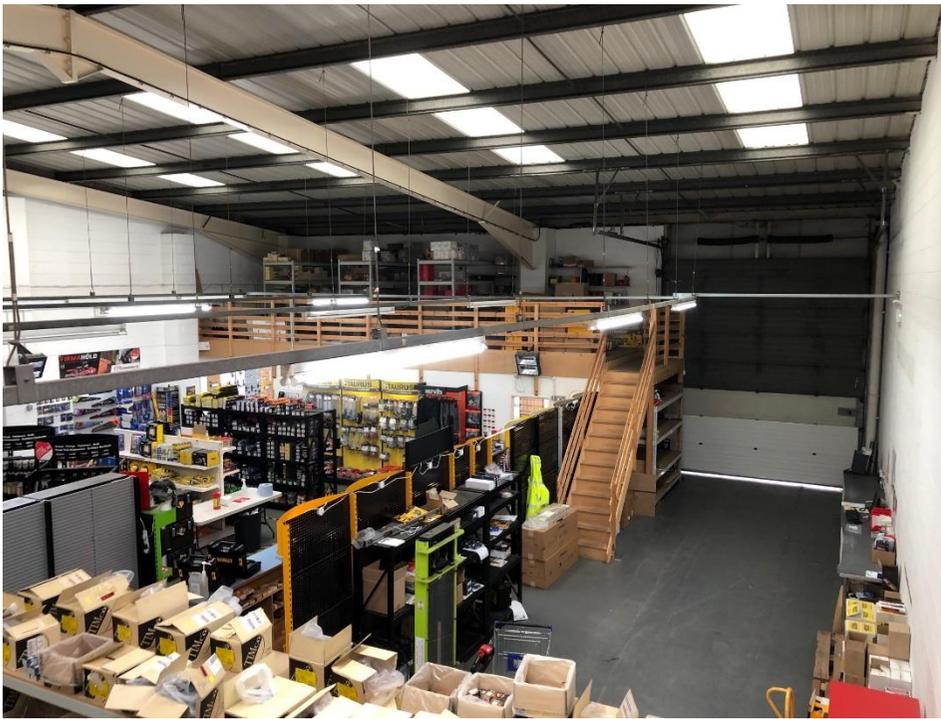
Legal Costs.

Each party to bear their own legal costs incurred in any transaction.

EPC.

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Subject to Contract.



Contact.



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

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