



Industrial/Warehouse Unit with Large Yard Size 8,460 sq ft (785.94 sq m)

- Well Located Unit on Hellaby Industrial Estate
- Detached Industrial unit with office space
- Large Secure Yard Area totalling 2.07 acres

Industrial/Warehouse Unit – To Let

Size 8,460 sq ft (785.94 sq m)

Location

This property is situated on a prominent site at the junction with Rother Way and Denby Way in the centre of Hellaby Industrial Estate. The industrial estate entrance forms part of the roundabout junction with Bawtry Road (A631) and subsequently gives access to Junction 1 of the M18 Motorway within a quarter of a mile of the subject property. Hellaby Industrial Estate is home to a number of national companies including Stanley Tools, KP Nuts, TNT Parcel Delivery and Pyronix.

Description

The property comprises a steel portal frame industrial workshop unit which was originally constructed as a purpose built transport depot. The main building is of steel portal frame construction with full height brick and blockwork walls to an eaves of 4.83 m. To the front of the property is an integral two storey office and amenity area. The property benefits from 6 full height ground level loading roller shutter doors. There is also a vehicle inspection pit in one of the bays.

Externally, the property stands to one side of a virtually rectangular shaped plot with a total site area of 2.07 acres. The site benefits from a metal fenced boundary.

Accommodation

We have measured the property to have the following Gross Internal Area measurements: -

	Sq M	Sq Ft
Warehouse/Workshop	589.94	6,350
Ground floor Office	105	1,130
First Floor Office	76	818
Total	785.94	8,460

Legal Costs

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

VAT

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

Terms

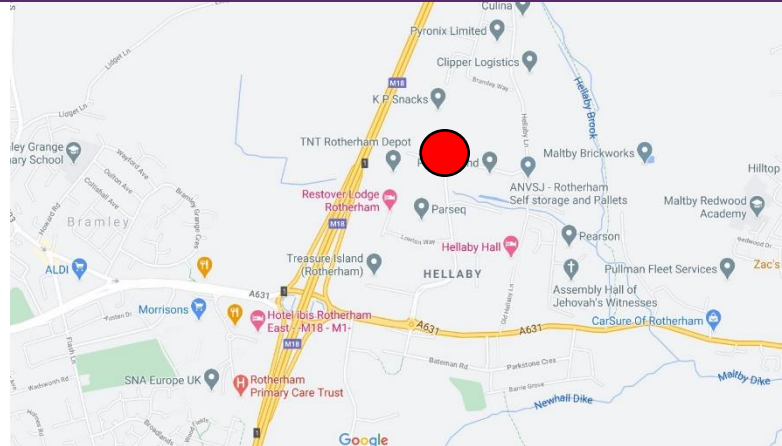
The property is available by way of a new FRI lease on terms to be agreed. Quoting rent is **£85,000 per annum** exclusive.

EPC Rating

This is available upon request.



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.



Rateable Value

The property is designated as "Workshop and Premises" with a rateable value of £30,750.

Further Information

For further information please contact the below, or our joint agent George Thompson at Fernie Greaves.

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Date of Particulars

November 2020

Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.