

ROTHERHAM125+

A recently refurbished
124,966 sq ft (11,609 sq m)
industrial / warehouse unit

J1 M18, S66 8EL

AVAILABLE
IMMEDIATELY

FLEXIBLE LEASE TERMS





ROTHERHAM125+

Description+

Rotherham 125 has been the subject of a £2,000,000 refurbishment involving new docks, lighting and office modernisation.









Available immediately, the property is accessed from Rotherham Road (A631) through a security barrier leading into a surfaced car park. There is a large yard to the rear of the property that offers good circulation space and lorry parking. Loading is provided by dock level doors and ground level access doors. A two storey office block is located at the front of the property providing a range of open plan offices and welfare facilities including space for a kitchen and canteen area.

Accommodation+

The property has been measured in accordance with the RICS Code of Measuring Practice (6th Edition) and provides the following approximate gross internal floor areas:

Office / canteen / welfare	15,415 sq ft	1,432 sq m
Main warehouse	59,123 sq ft	5,493 sq m
Dispatch warehouse	34,964 sq ft	3,248 sq m
High bay warehouse	13,737 sq ft	1,276 sq m
Ancillary warehouse	1,727 sq ft	160 sq m
Total	124,966 sq ft	11,609 m


Specification+

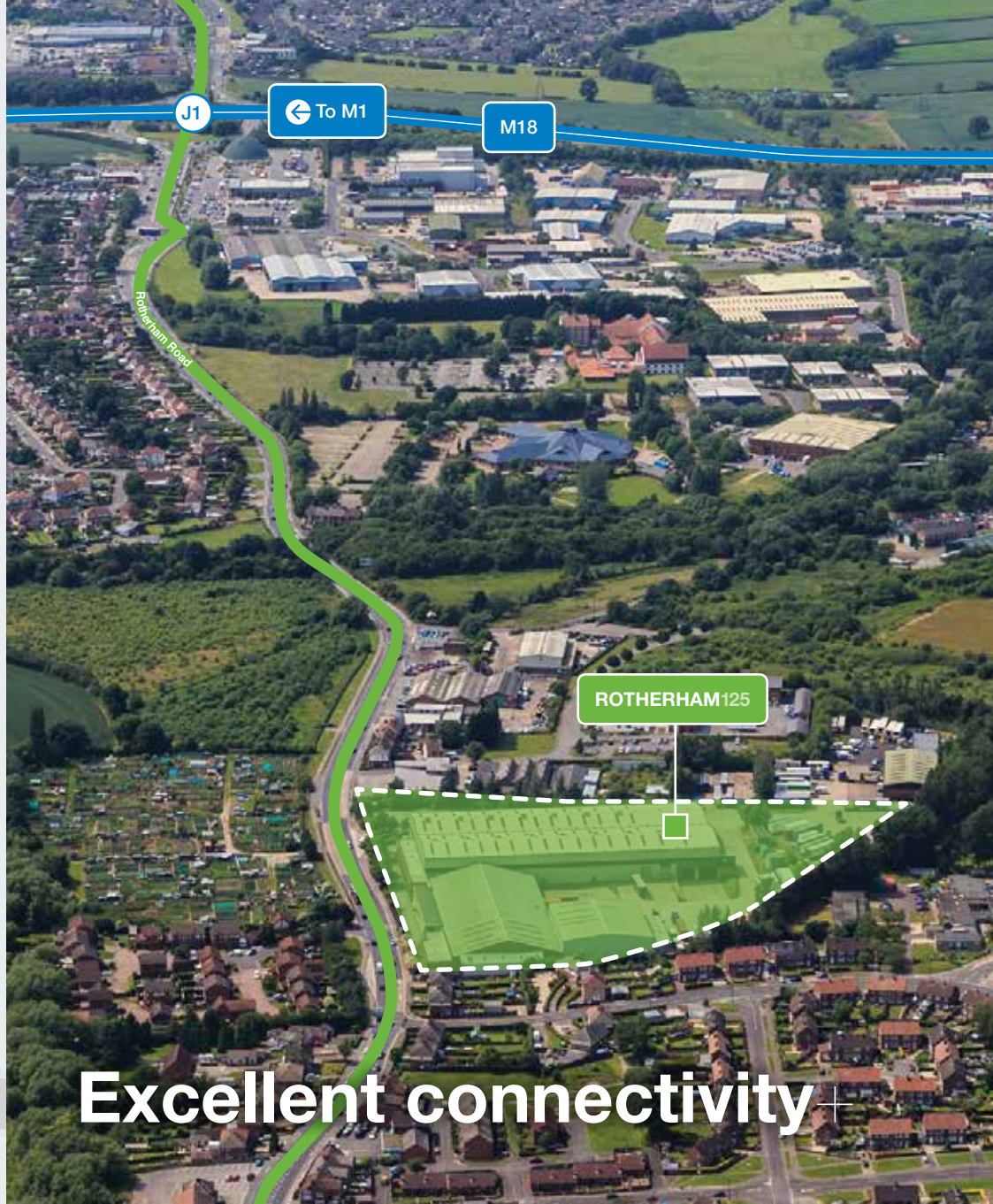
-  Eaves height up to 10.6m
-  810 KVa power supply
-  7 dock level loading doors
-  Gatehouse
-  4 ground level loading doors
-  Ample car parking
-  High bay sodium lights
-  HGV parking

Site+

The total site area is 3 hectares (7.41 acres), providing a site density of approx 38%.

Availability+

-  Flexible lease terms are available from £3.50 per sq ft.



ROTHERHAM125+

South Yorkshire, S66 8EL

Location+

The property is situated just one mile to the east of Junction 1 of the M18 and benefits from a prominent frontage to the A631 Rotherham Road. The warehouse occupies a standalone position close to the Hellaby Industrial Estate, which is home to occupiers such as TNT, Clipper Logistics, UPS and KP Snacks.

Drivetimes+

Rotherham	6 miles	15 mins
Doncaster	12 miles	20 mins
Sheffield	13 miles	21 mins
Leeds	41 miles	47 mins
Birmingham	54 miles	59 mins

This document has been prepared by Goodman Logistics Developments (UK) Limited (registered in England with company number 3921188) ("Goodman") for general information purposes only. Whilst every care has been taken in relation to its accuracy, no warranty of accuracy is given or implied. Images used in this document have been included for the purposes of enabling you to visualise the development concepts. Further, you should obtain your own independent advice before making any decisions about any of the properties referred to in this document. These particulars are believed to be correct at publication date (March 2019), but their accuracy is in no way guaranteed neither do they form part of any contract. All areas, distances and travel times are approximate.



Tom Asher
tom.asher@savills.com
Matthew Ewin
matthew.ewin@savills.com



Toby Vernon
toby@cpppartners.co.uk
Ed Norris
ed@cpppartners.co.uk

0121 506 8100

uk.goodman.com

@Goodman_Group

