



**New Terraced Industrial / Warehouse Units
4,973 sq ft (462.04 sq m))**

- 7m to underside of haunch
- 1 Ground level loading doors
- Warehouse floor loading of 50kN/sq m
- Concrete service yard
- Allocated parking spaces

For more information, please contact:

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TO LET SUB LEASE OPPORTUNITY

Unit 6C, Phase 3 R-Evolution

Selden Way, Advanced Manufacturing Park, Rotherham, S60 5XA



Location

The property is located on the R-evolution scheme situated within Advanced Manufacturing Park. The Advanced Manufacturing Park is located just off the Sheffield Parkway (A630) providing access to Junction 33 of the M1 (2.4 miles) to the north and Sheffield City Centre (4.5 miles) to the west. Occupiers within the close proximity include British Steel, Spendor Audio, Metalysis, Nikken, X-Cel Supertum and McLaren.

Description

The property comprises new build terraced industrial/warehouse units benefiting from the following specification:

- 7m to underside of haunch
- 4 Ground level loading doors (1 per unit)
- Warehouse floor loading of 50kN/sq m
- Offices, WC (male/female and disabled) and kitchenette facilities to each unit.

Accommodation

We understand the gross internal floor area is as follows:

Description	Sq ft	Sq m
Unit 6c Warehouse	4,311	400.5
Office, WC'S & Kitchenette	662	61.57
Total	4,973	462.04

Terms

The property is available To Let as a whole or consideration will be given to individual lettings on a sub-lease basis until June 2027. Rent available upon application

Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

Energy Performance Certificate

A full copy of the Energy Performance Certificate is available upon application.

Rateable Value

Interested parties should verify the rates payable with the rating department of Rotherham Metropolitan Borough Council

Viewing



By prior appointment with the sole agents:-

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