

TO LET

UNIT 3 KEA PARK

HELLABY INDUSTRIAL ESTATE, ROTHERHAM, S66 8LB



16,016 SQ FT
(1,487.93 SQ M)

DETACHED MODERN WAREHOUSE / INDUSTRIAL UNIT

EAVES HEIGHT OF 7.1M \ SECURE YARD AREA \ EXCELLENT ACCESS TO M18 MOTORWAY

UNIT 3 KEA PARK

HELLABY INDUSTRIAL
ESTATE, ROTHERHAM,
S66 8LB

MODERN DETACHED WAREHOUSE / INDUSTRIAL UNIT

DESCRIPTION

The property comprises a modern detached warehouse / industrial unit of steel frame construction incorporating two storey ancillary offices and separate office / works toilet and kitchenette facilities.

Features include:

- 2 electrically operated roller shutter doors
- 7.1m eaves (23 ft)
- High quality office space
- Secure yard area
- Dedicated staff car parking spaces
- High bay lighting within the warehouse

LOCATION

The property is situated on Kea Park Close which forms part of the well-established Hellaby Industrial Estate, Rotherham. Motorway access is provided via Junction 1 of the M18 approximately 600m to the west, which in turn connects to the M1 at J32 (within 1 mile). Rotherham town centre is approximately 5 miles to the west and Sheffield City Centre is approximately 9 miles to the south west.

SAT NAV: S66 8LB

ACCOMMODATION

The accommodation is measured on a gross internal floor area basis as follows:

ACCOMMODATION	Sq m	Sq ft
Warehouse	1,302	14,016
Ground Floor Offices / Stores	92.90	1,000
First Floor Offices	92.90	1,000
TOTAL GIA	1,487.93	16,016

TERMS

The property is available by way of a new full repairing and insuring lease on terms to be agreed. Full details upon application

EPC

The property has an EPC rating of C.

LEGAL COSTS

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

VIEWING

By prior appointment with the joint agents.



CONTACT US



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