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ON THE INSTRUCTIONS OF



TO LET

**EXCELLENT 11,644 sq ft INDUSTRIAL BUILDING**

**UNIT 2, EDEN CLOSE, HELLABY INDUSTRIAL ESTATE**

**ROTHERHAM, S66 8RW**



## SITUATION

Hellaby Industrial Estate is positioned adjacent to Junction 1 of the M18 motorway close to the point where the M18 joins the M1. It is midway between the main South Yorkshire centres of Sheffield, Rotherham and Doncaster and is well placed for connections throughout the region and beyond. The A1(M), the M62 and the M180 are all within a few minutes drive.

Hellaby Hall Hotel is adjacent to the Industrial Estate. Many national and regional businesses have units on the estate including Stanley Tools, Rosebys fabrics and Stanley Tools.

Unit 2 is one of a small development of modern factories developed by English Partnerships about fifteen years ago. Eden Close is off Fretwell Road which in turn links to Hellaby Lane.

## DESCRIPTION AND ACCOMMODATION

This is an excellent detached industrial or warehouse building constructed to a high specification.

It comprises a steel portal framed structure with brick/block infill walling and steel profile sheet cladding. The roof is hipped with large over-sailing eaves and is covered with insulated steel profile sheeting.

Full height windows with green powder coated aluminium stiles add architectural interest to the building.

Internally there are well appointed two storey open plan offices. At ground floor level there are Gents and Ladies/Disabled WC facilities. There are additional WC facilities accessed direct from the warehouse/factory.

Internal eaves height is 6m (19'8"). There is one full height plastic coated up and over vehicular entrance door. Floor loading is understood to be 30KN/sq.m.

The accommodation measured on a Gross Internal Area comprises:

|                      | <b>GIA (Sq Ft)</b> | <b>GIA (Sq M)</b> |
|----------------------|--------------------|-------------------|
| Factory Warehouse    | 8336               | 774.44            |
| Ground Floor Offices | 1654               | 153.66            |
| First Floor Offices  | 1654               | 153.66            |
|                      | <b>11644</b>       | <b>1081.76</b>    |

## EXTERNAL

To the side and rear of the building is a grass landscaped area.

In front of the building are generous car parking and loading facilities, the whole building being set off by attractive landscaped border features.

## SERVICES

All mains services comprising water, drainage, gas and electricity are connected. A gas fired central heating system is installed to the offices with radiators throughout. The production area is heated by two suspended warm air blowers.

## RATES

An extract from the 2010 Valuation List is reproduced below:

| <b>Billing authority reference</b> | <b>Address of property</b>   | <b>Description</b>    | <b>With effect from</b> | <b>RV</b> |
|------------------------------------|--|-----------------------|-------------------------|-----------|
| 7104172200200BN                    | <a href="#">UNIT 2 EDEN CLOSE, HELLABY LANE, HELLABY, ROTHERHAM, S66 8HN</a> | WORKSHOP AND PREMISES | 01 Apr 2010             | £ 45,500  |

National non-domestic rates will be payable by the occupier in accordance with the Uniform Business Rate which for 2010/2011 is 41.4p in the £.

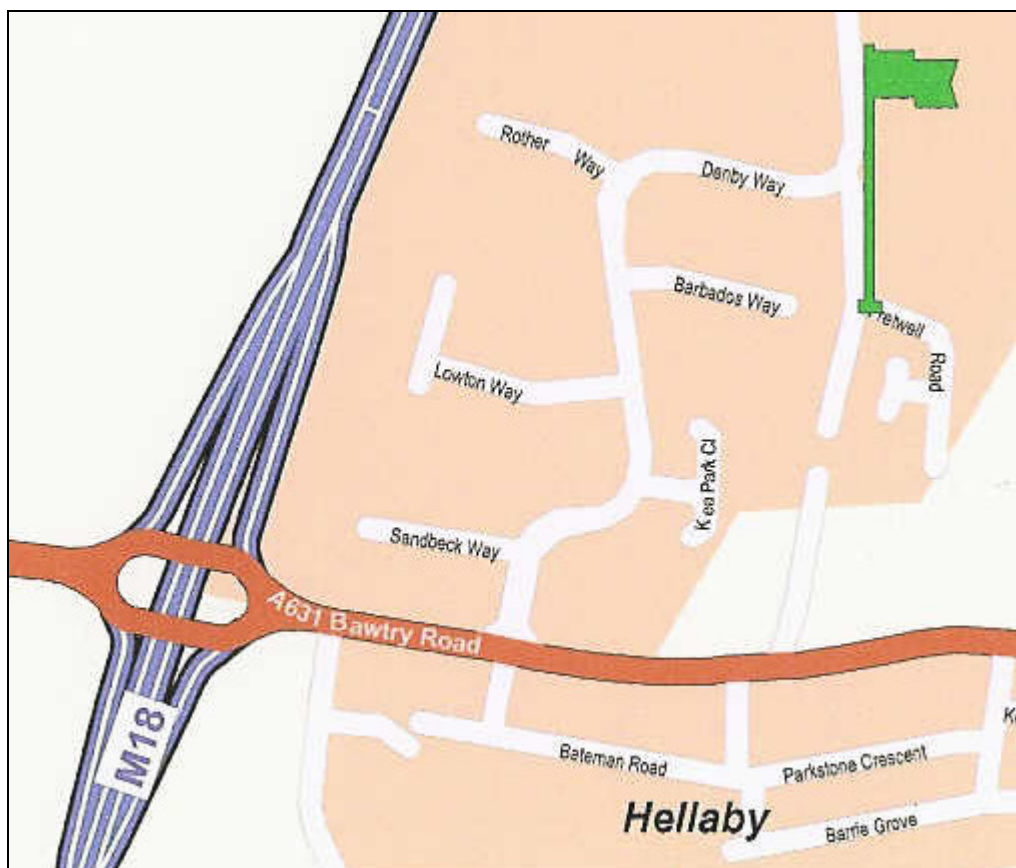
## LEASE and RENT

A new lease for a minimum period of five years is required on tenants full repairing and insuring terms. The initial rent required is £48,500 (Forty Eight Thousand Five Hundred Pounds) per annum.

## VIEWING

By arrangement with Chris Rowlands & Co. 01226 791984 or Knight Frank 0114 272 9750  
[rebecca.schofield@knightfrank.com](mailto:rebecca.schofield@knightfrank.com)

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Details Prepared April 2010

### IMPORTANT NOTICE

Chris Rowlands & Co. as agents for the owner of the property referred to in these particulars, and for themselves and their servants, give notice that:

1. These particulars are provided as a general guide to the property and shall not hereafter become part of any offer or contract.
2. The statements made herein are provided in good faith but without any responsibility whatsoever. It is for the prospective buyer or tenant to satisfy itself by inspection or otherwise as to the accuracy and fullness of the statements made herein and must not, in entering into a contract, or otherwise, rely upon these particulars as statements or representations of fact.
3. If for any reason an interested party wishes to rely on any aspect of the particulars or any statement at any time without further investigation then such interested party should seek written confirmation from Chris Rowlands & Co. who reserve the right to charge a fee as appropriate.
4. Neither the owner, nor Chris Rowlands & Co. or their servants has any authority express or implied to make or give any representations or warranties in respect of the property.
5. In the event of any inconsistency between these particulars and the conditions of sale, the latter will prevail.
6. Chris Rowlands & Co. has not made any investigation into the existence or otherwise of any matter concerning pollution and/or potential contamination of land, air or water and neither has any structural survey been carried out. We are unable to comment as to whether the property is free from deleterious materials. Any references to condition are provided for informal guidance only and are given without responsibility. The prospective buyer or tenant is to be responsible for satisfying itself in these regards.
7. Where measurements and floor areas are stated they have been carried out using a digital measuring device and are in accordance with the RICS Code of Measuring Practice 6<sup>th</sup> Edition. Measurements and floor areas are provided in good faith for guidance purposes only and a prospective buyer or tenant should satisfy itself as to the accuracy of the measurements and floor areas stated.
8. The prospective buyer or tenant should satisfy themselves as to the status of the property for VAT purposes.