

For Sale

For Sale - Rare Freehold Industrial Opportunity

- Income producing asset
- Close proximity to Junction 33/34 of M1
- Self contained units with secure shared yard
- 3 phase supply
- Prominent roadside frontage
- Large shared external yard

Unit 1&2

Woodland Works, Mangham Road, Rotherham, S62 6EF

44,353 sq ft

4,120.53 sq m

Reference: #216939



Unit 1&2

Woodland Works, Mangham Road, Rotherham, S62 6EF









Summary

Available Size	44,353 sq ft / 4,120.53 sq m
Price	Price on application
EPC	Upon enquiry

Description

Unit 1 compromises a detached unit of steel portal frame construction, with profile clad elevations, set beneath a pitched roof, incorporating transparent roof lights. The premises benefit from full height roller shutter loading access, 3 phase power and single storey fitted office accommodation to the side elevation of the property. Externally, the accommodation is set within a secure site with car parking and loading areas.

Unit 2 also comprises a detached unit of steel portal frame construction with profile clad elevations, set beneath a pitched roof, incorporating transparent roof lights. Details of the lease with the current tenant can be provided upon request to interested parties.

Location

The property is located on Mangham Road, which serves as the main estate road within the Barbot Hall Industrial Estate in Rotherham.

This industrial estate is well-established and positioned to the North of the Town Centre, between Greaseborough Road and Rawmarsh Road (A633), which provides efficient access to the M1 and wider motorway network.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Availability
Unit - 1 - Ground - Warehouse	21,015	1,952.36	Available
Unit - 1 - First Floor - Mezzanine	16,569	1,539.31	Available
Unit - 1 - Office	624	57.97	Available
Unit - 2 - Warehouse	5,605	520.72	Available
Unit - 2 - Office	540	50.17	Available
Total	44,353	4,120.53	

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