



# 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

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**44,353 sq ft**

4,120.53 sq m

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**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
<b>Total</b>	<b>44,353</b>	<b>4,120.53</b>	

### Harry Fullerton

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