

**FULLY LET**



**THE STEELBOX, CANKLOW MEADOWS INDUSTRIAL ESTATE, WEST BAWTRY ROAD,  
ROTHERHAM, SOUTH YORKSHIRE S60 2XL**

**Rent: £350.00 - £800.00 per month Plus VAT**

**Size: 29.3 – 669.6 sq m (315 – 7,207 sq ft)**

- New workshop/storage units
- Ground floor units with vehicle roller shutter
- Available by way of 'easy in easy out' short term Licence
- First floor units with pedestrian access

## LOCATION

The property is located in a prominent position on the Canklow Meadows Industrial Estate almost immediately behind Dunelm and Halfords. Canklow Meadows Industrial Estate is situated on West Bawtry Road within one mile of Junction 33 of the M1.



## DESCRIPTION

Workshops/storage units are available within a newly converted industrial unit and are arranged over ground and first floors. Each unit is separately metered for electricity and benefits from independent kitchen and shared WC's and reception area.

## SERVICES

Mains electricity, gas and water are believed to be available to the premises.

Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

## ACCOMMODATION

All measurements are approximate prepared on a gross internal area basis.

Unit No	M <sup>2</sup>	SQ FT
<b>Ground Floor</b>		
1 – Under Offer - £350 pm	32.30	347.67
2 – Under Offer - £350 pm	29.30	315.38
3 – Under Offer - £800 pm	82.30	885.87
4 - Under Offer - £800 pm	90.90	978.44
5 – Under Offer - £800 pm	91.20	981.67

Unit No	M <sup>2</sup>	SQ FT
<b>First Floor</b>		
6 – Under Offer - £350 pm	36.8	396.11
7 – Under Offer - £350 pm	29.40	316.46
8 – Under Offer - £350 pm	48	516.67
9 - Under Offer - £350 pm	48	516.67
10 – Under Offer - £350 pm	46.7	502.69
11 – Under Offer - £350 pm	46.7	502.69
12 – Under Offer £350 pm	44	473.61
13 – Under Offer - £350 pm	44	473.61
<b>TOTAL</b>	<b>669.6</b>	<b>7,207</b>



## RENT

The rent will be from £350.00 to £800.00 per month plus VAT.

## BUSINESS RATES

Not yet assessed.

## TENURE

Leasehold

## LEGAL COSTS

Each party to bear their own costs in relation to this transaction.

## SERVICE CHARGE

£1.18

## EPC

A copy of the EPC is available from the agent.

For more information, visit [eddisons.com](http://eddisons.com)

020 3205 0200



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## ANTI-MONEY LAUNDERING

Please note all prospective parties will need to be verified for anti-money laundering purposes prior to the deal being agreed.

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## VIEWING

Strictly by appointment with the sole agents:- Eddisons

1 Blackburn Road

Sheffield

S61 2DW

Contact: Paul Oddy

Paul.Oddy@eddisons.com

(0114) 2449121

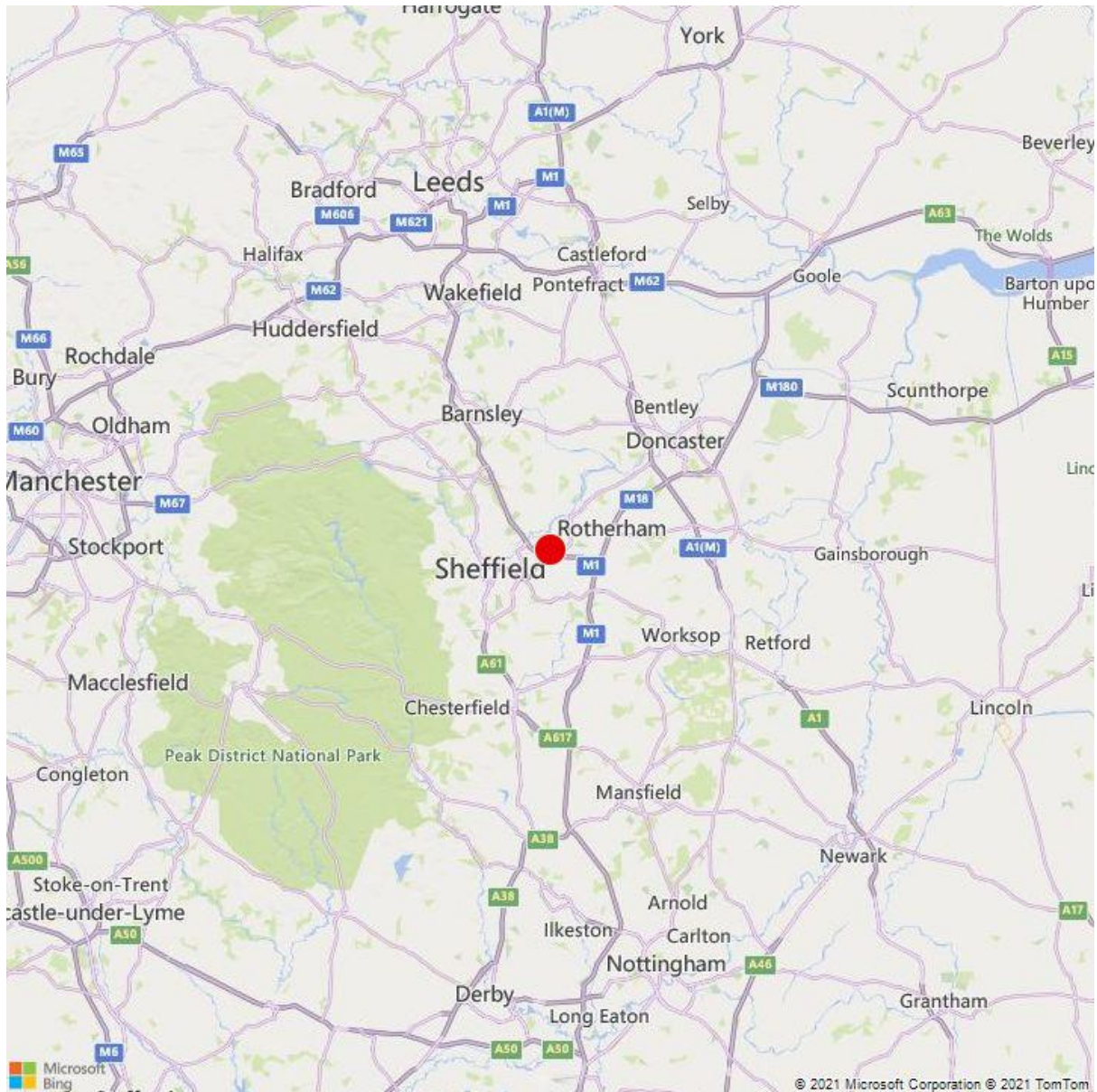
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