

**Unit 3 - Eden Close,**  
Hellaby Industrial Estate, Rotherham (J1 M18)

**Workin**  
COMMERCIAL PROPERTY

**S66 8RW**



#### SUMMARY:

- Detached Property
- Excellent Location on Hellaby Industrial Estate
- Easy access to Junction 1 of the M18
- Fitted with Offices, Classrooms, training areas and lighting / heating to the warehouse

**FOR SALE**  
**/ TO LET**

**MODERN INDUSTRIAL**  
**/ WAREHOUSE ACCOMMODATION**

**Workin Commercial Property**

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74 Everton Road, Sheffield, S11 8RY

[workin-commercial.co.uk](http://workin-commercial.co.uk)

**Units For Sale / To Let**

**TOTAL SIZE**

**6,830 sqft**

634,56 sq.M

# Unit 3 - Eden Close,

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## Location

The available accommodation is situated along Eden Close, forming part of the established Hellaby Industrial Estate, which is well located within the South Yorkshire region, immediately adjacent to Junction 1 of the M18.

Eden Close is off Fretwell Road which in turn links Hellaby Lane, the main road through the estate. Hellaby Lane is accessed from the A631 (Bawtry Road) which provides immediate access to the national motorway network at Junction 1 M18.

The estate has proved hugely successful to date, with a number of well known occupiers including Stanley Tools, Cert Logistics and Dixel Tyres to name but a few.

## Location Map



## Description

Unit 3 Eden Close comprises a modern industrial / warehouse unit of steel portal frame construction set beneath a pitched roof. The accommodation is finished to a modern specification to include the following:-

- Good quality warehousing finished to an eaves height of 5.8m.
- Fitted office accommodation to ground floor.
- Connections to all mains services
- Lighting and heating to the warehouse
- Full height roller shutter loading access
- Lighting and heating to the whole demise
- Full height roller shutter loading access
- Kitchenette and WC facilities

Externally the accommodation has the benefit of dedicated car parking with a large shared yard. The accommodation sits within a well landscaped environment, which is maintained by an estate charge.

## Tenure

The accommodation is available to purchase or to let by way of a new lease on terms to be agreed.

## Price / Rent

Price/rent on application.

## Business Rates

The accommodation has a rateable value of £22,750. The current rates payable are therefore £9,850 for the year 2011/12. Interested parties are advised to verify with the rating department of Rotherham Metropolitan Borough Council.

## Viewing

Full details of availability are available from Workin Commercial Property.



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