

15 Unit 2 Callum Court, Parkgate, Rotherham S62 6JL

GUIDE PRICE: £125,000

VACANT INDUSTRIAL UNIT

- **Modern industrial unit**
- **Excellent location close to Parkgate Retail Park**
- **Built in 2005**

Location

The property is located on the Gateway Industrial Estate close to Parkgate Retail Park within easy reach of Junction 34 and Junction 35 of the M1 motorway

Description

The premises comprise a modern steel portal framed warehouse/ industrial unit built in 2005 with an eaves height of approximately 6 metres

The property benefits from having 3 phase electric supply

The premises benefit from a roller shutter loading door with a separate personnel access door

The property is situated within a gated site shared with three other units of the same type

Ground Floor

Warehouse/Workshop 2,413 square feet (224 square metres)

Mezzanine Office 85 square feet (7.9 square metres)

EPC Rating

The full Energy Performance Certificate is available via our website

Tenure

The property is leasehold for 99 years from completion at an annual ground rent of £100

SOLICITORS Freeth Cartwright LLP, 2nd Floor, Leopold Wing, Fountain Precinct, Balm Green, Sheffield S1 2JA (Ref: Peter Baker)

VIEWING By appointment with the Auctioneers 0114 276 0151

