

TO LET HYBRID INDUSTRIAL UNITS

2 Storey, 1,550 sq. ft.

A flexible workspace to suit your business needs

MANDALE PARK

\$60

SHEFFIELD ROAD,
ROTHERHAM, S60 1DG



Mandale
Group

MANDALE PARK

S60

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ROTHERHAM,
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VIEW OUR
VIRTUAL TOUR

THE LOCATION:

Mandale Park S60 will be prominently situated along Sheffield Road (A6178), offering direct access to Junction 33 of the M1 motorway, just 1.4 miles away. Sheffield Road is a well-established commercial area, hosting a diverse range of businesses, including office and industrial occupiers, alongside leisure facilities.

This strategic location provides excellent connectivity and is ideal for businesses seeking a dynamic environment with convenient access to key transport links.

THE UNITS:

We will be constructing 26 hybrid 2 storey industrial units.

Each 1,550sq. ft. unit comes complete with a WC, kitchenette, electric roller shutter, BT connection, 3-phase electricity and water, ensuring a hassle-free and efficient work environment from day one. The ground floor warehouse is perfect for storage whilst the load bearing first floor can be customised into limitless configurations suitable for any business.

THE DEVELOPMENT:

Beyond the generous specification of the units, our business parks take pride in providing top-notch amenities and facilities for its tenants.

Expect features such as 24 hour security systems, ample free parking spaces and well-maintained common areas. The aim is to create an environment where businesses can focus on what they do best in a location they love.

SERVICES

The properties will have:

- 3 phase electric
- Water
- BT
- Electric roller door
- Kitchenette and bathroom
- Individual meters for self-control

NO.	UNIT SQ. FT.	FLOORS	ANNUAL RENT	SERVICE CHARGE	INSURANCE	AVAILABILITY
12	1,550	2	£18,500 + VAT	£650 + VAT	£350 + VAT	
13	1,550	2	£18,500 + VAT	£650 + VAT	£350 + VAT	
14	1,550	2	£18,500 + VAT	£650 + VAT	£350 + VAT	
15	1,550	2	£18,500 + VAT	£650 + VAT	£350 + VAT	
16	1,550	2	£18,500 + VAT	£650 + VAT	£350 + VAT	
17	1,550	2	£18,500 + VAT	£650 + VAT	£350 + VAT	
18	1,550	2	£18,500 + VAT	£650 + VAT	£350 + VAT	
19	1,550	2	£18,500 + VAT	£650 + VAT	£350 + VAT	
20	1,550	2	£18,500 + VAT	£650 + VAT	£350 + VAT	
21	1,550	2	£18,500 + VAT	£650 + VAT	£350 + VAT	
22	1,550	2	£18,500 + VAT	£650 + VAT	£350 + VAT	
23	1,550	2	£18,500 + VAT	£650 + VAT	£350 + VAT	
24	1,550	2	£18,500 + VAT	£650 + VAT	£350 + VAT	
25	1,550	2	£18,500 + VAT	£650 + VAT	£350 + VAT	
26	1,550	2	£18,500 + VAT	£650 + VAT	£350 + VAT	



JD GYMS

TESCO

ROTHERHAM market
All you need in one place!

Horbury

Rotherham Metropolitan Borough Council

AESSEAL NEW YORK STADIUM

Evans Halshaw

A630

SIGNS EXPRESS
SHEFFIELD

METALIS

AESSEAL

X-Cel Group
Quality. Integrity. Experience

TEMPLEBOROUGH
BIOMASS POWER PLANT

DAG
RECRUITMENT AND TRAINING

FABRICATED PRODUCTS

SHEFFIELD ROAD

rose plastic

(rss) ropeandslings.co.uk

ICB
INDUSTRIAL CLEANING

PARAGON

celsa recycling UK

STANDARD SPECIFICATION



Electrically operated roller shutter door
(3m height)



BT connection



Ample free parking



Total GIA circa 1,550 sq. ft.



Kitchenette facilities



WC facilities



24/7 security systems in place



Water connection provided



3-phase electric provided



3.4m ground floor height (approx)
2.5m first floor height (approx)



Fire alarm system

EXTRAS (site specific)



Air conditioning



Solar panel energy



Electric car charging station



Double glazed front and rear entrance



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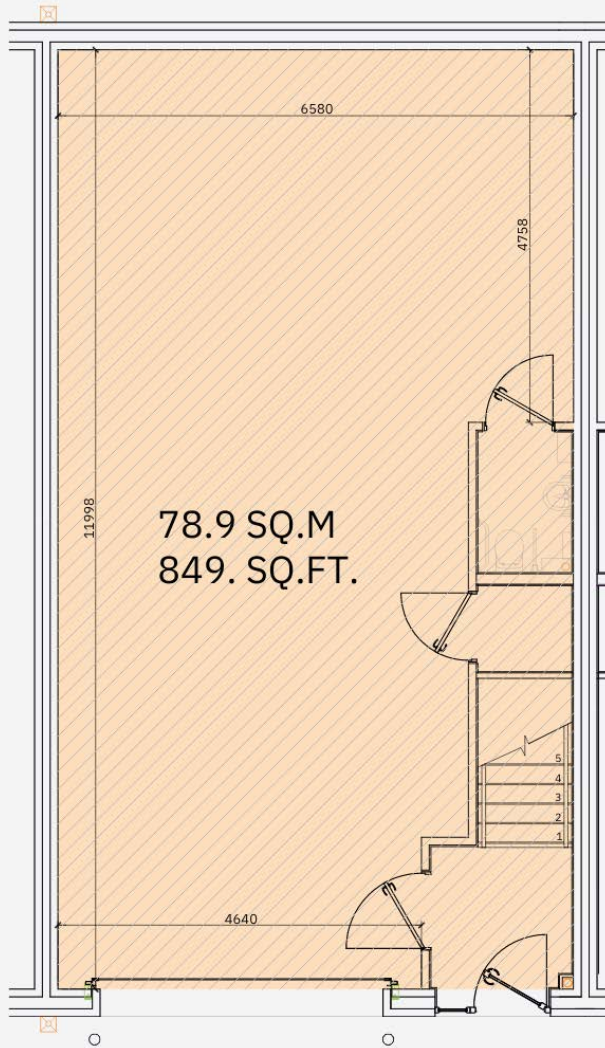
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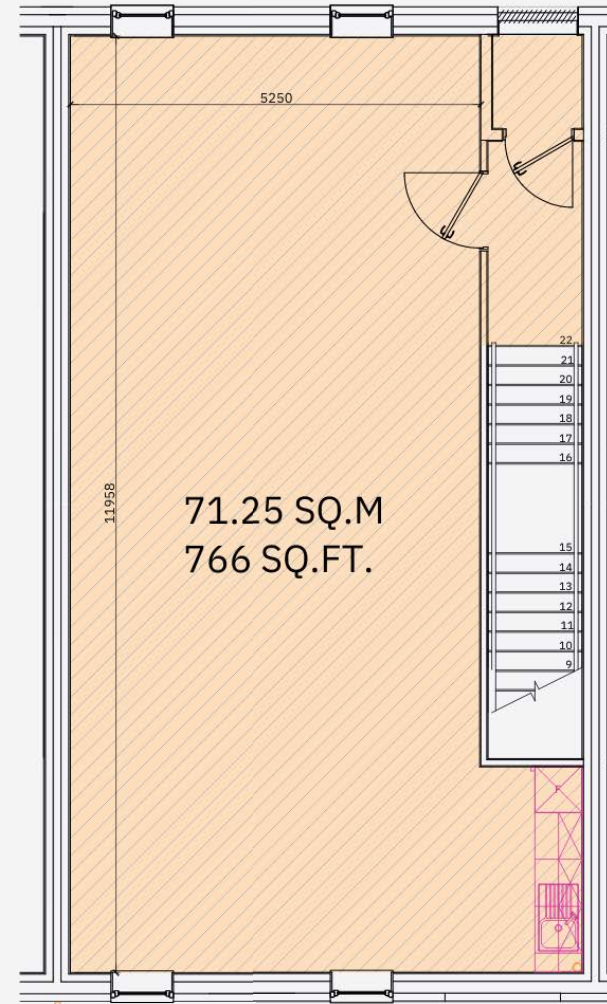
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SHEFFIELD ROAD



TYPICAL PLAN - GROUND FLOOR



TYPICAL PLAN - FIRST FLOOR

TOTAL HATCHED AREA - 150.15 SQ.M. (1615 sqft)





OUR TENANTS INCLUDE:

Creative and Media:

Audio studios
Photography
Media agencies
Sound systems
Textiles and fashion
Wedding planners

Health Services:

Opticians/hearing
Dentists
NHS services
Mobile vets

Personal Care:

Tanning salons
Hairdressers
Nails and beauty
Cosmetic training academies

Commercial Services:

Office/storage
Commercial cleaners
Laundrettes
E-commerce

Food and Beverage:

Food manufacturers
Ghost/dark kitchens
Bakeries

Retail and Wholesale:

Flower shops
Hardware stores
Sports equipment
Workwear
Antiques dealer

Trades:

Structural engineers
Windscreen repair
Architects
Electricians
Plumbing
Lighting
Air con installation

Professional Services:

Solicitors
Property maintenance
Electric and plumbing
Undertakers
Telecommunications
Housing associations
Architects

Health and Fitness:

Gyms
Pilates
Personal trainers
Martial arts
Dance studios

Home and Design
Kitchen showrooms
Office fitters
Upholstery

Infrastructure:

Cable installation
CNC machinery

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WATCH HOW
OUR TENANTS
HAVE ADAPTED
THEIR UNITS



CONTACT

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 [export.motel.richer](https://www.export.motel.richer.com)

[mandalegroup.com](https://www.mandalegroup.com)

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