

TO LET



TO LET - NEW HYBRID OFFICE/INDUSTRIAL UNITS IN ROTHERHAM

1,550sq. ft. • Solar Energy • Last Remaining • Mandale Park S60

SHEFFIELD ROAD, ROTHERHAM, S60 1FW

MANDALE PARK S60

THE UNITS

This development comprises an estate of 26 two storey hybrid units.

Internally, the hybrid units are split over two levels; the ground floor features warehouse/storage accommodation over a concrete slab, accessed via an electric roller shutter to the front elevation. The upper floor provides a high specification multi-purpose accommodation alongside a kitchenette, ideal for an office but adaptable to suit any needs. The external envelope is of facing brickwork construction with a glazed entrance facade and the property is surmounted by a pitched, tiled roof.

The hybrids have been designed with occupier affordability in mind; LED fittings and electric panel radiators throughout contribute to excellent EPC ratings and low running costs. The property also benefits from a ten year insurance-backed build warranty.

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 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.

TERMS

Available by way of a new full repairing and insuring lease with the enclosed cost shown incorporated.



MANDALE PARK

S60

SHEFFIELD ROAD,
ROTHERHAM,
S60 1FW



VIEW OUR
VIRTUAL TOUR

NO.	UNIT SQ. FT.	FLOORS	ANNUAL RENT	SERVICE CHARGE (PA) + VAT*	INSURANCE (PA) + VAT	AVAILABILITY
12	1,550	2	£18,500 + VAT	£1,000 + VAT	£350 + VAT	AVAILABLE
13	1,550	2	£18,500 + VAT	£1,000 + VAT	£350 + VAT	AVAILABLE
14	1,550	2	£18,500 + VAT	£1,000 + VAT	£350 + VAT	AVAILABLE
15	1,550	2	£18,500 + VAT	£1,000 + VAT	£350 + VAT	AVAILABLE
16	1,550	2	£18,500 + VAT	£1,000 + VAT	£350 + VAT	AVAILABLE
17	1,550	2	£18,500 + VAT	£1,000 + VAT	£350 + VAT	AVAILABLE
18	1,550	2	£18,500 + VAT	£1,000 + VAT	£350 + VAT	AVAILABLE
19	1,550	2	£18,500 + VAT	£1,000 + VAT	£350 + VAT	LET
20	1,550	2	£18,500 + VAT	£1,000 + VAT	£350 + VAT	LET
21	1,550	2	£18,500 + VAT	£1,000 + VAT	£350 + VAT	AVAILABLE
22	1,550	2	£18,500 + VAT	£1,000 + VAT	£350 + VAT	LET
23	1,550	2	£18,500 + VAT	£1,000 + VAT	£350 + VAT	LET
24	1,550	2	£18,500 + VAT	£1,000 + VAT	£350 + VAT	LET
25	1,550	2	£18,500 + VAT	£1,000 + VAT	£350 + VAT	LET
26	1,550	2	£18,500 + VAT	£1,000 + VAT	£350 + VAT	LET

*Please be advised that the service charge is an initial provision and may be subject to annual adjustment.

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



MANDALE PARK

S60

SHEFFIELD ROAD,
ROTHERHAM,
S60 1FW

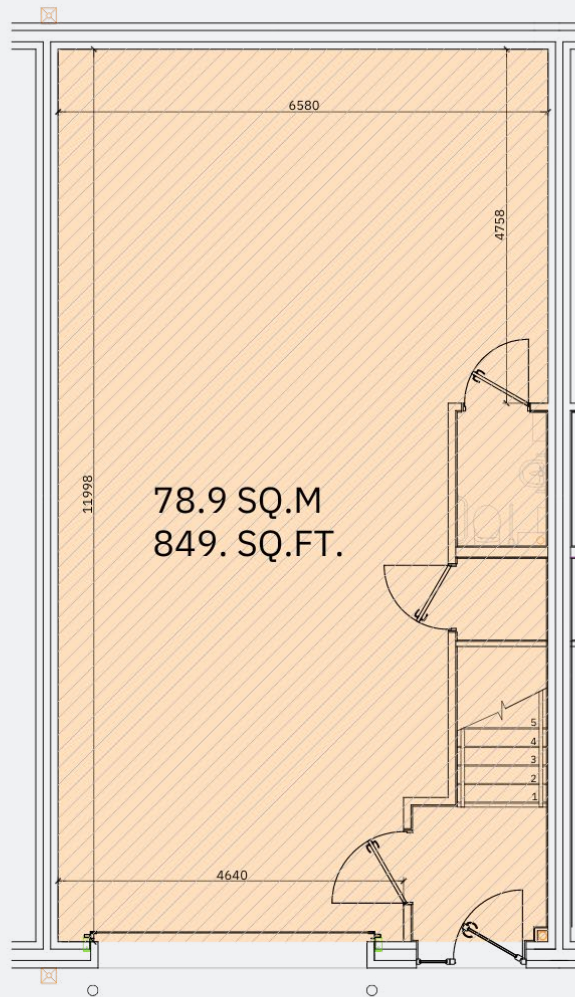


VIEW OUR
VIRTUAL TOUR

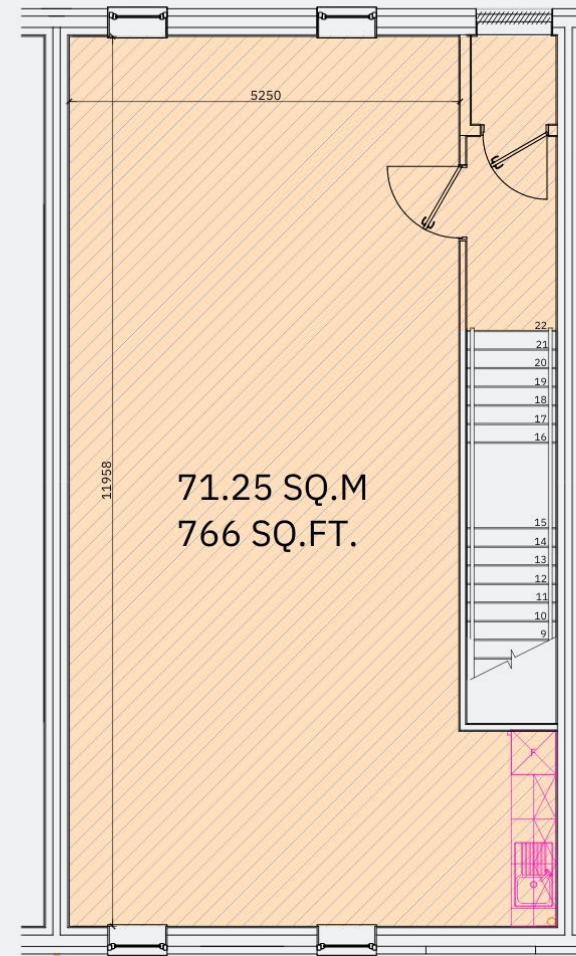


EV EV Charger
C Cycle Store
B Bin Store
M Meter Room
S Sub Station

HYBRID UNIT LAYOUT



TYPICAL PLAN - GROUND FLOOR



TYPICAL PLAN - FIRST FLOOR

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



A630

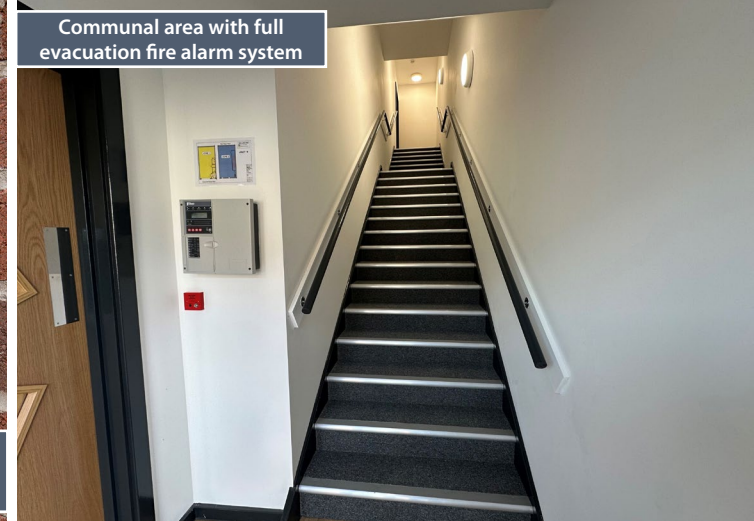




Complimentary signage



Electrically operated roller shutter door with a manual override & electric vehicle charging point



Communal area with full evacuation fire alarm system



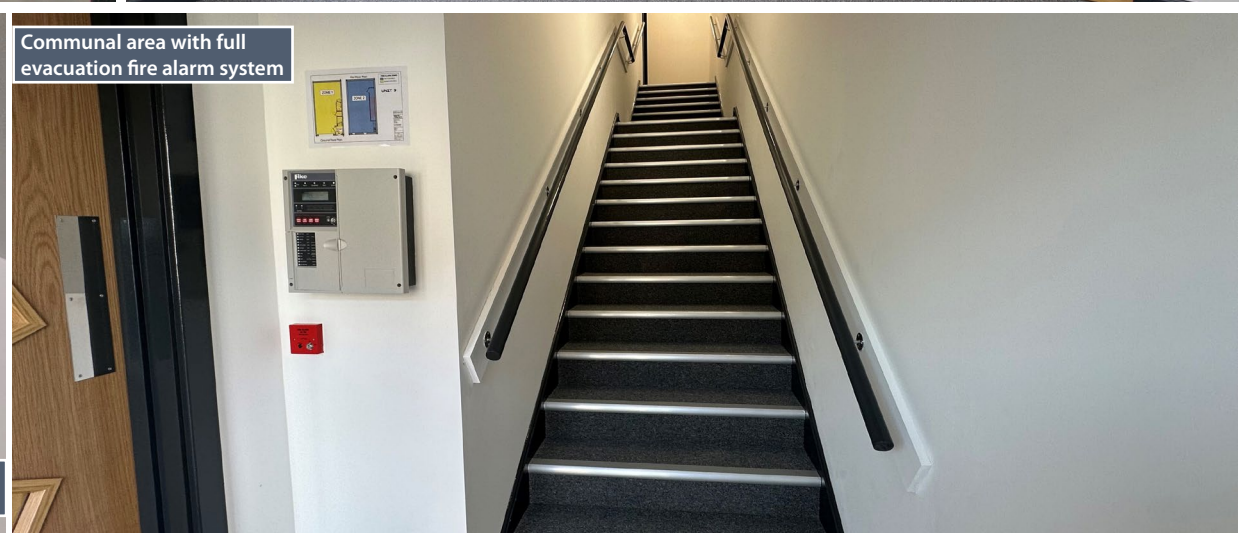
WC



Modern kitchen



Plant room with 3-phase electric, DB board, water, solar control & BT fibre



Communal area with full evacuation fire alarm system

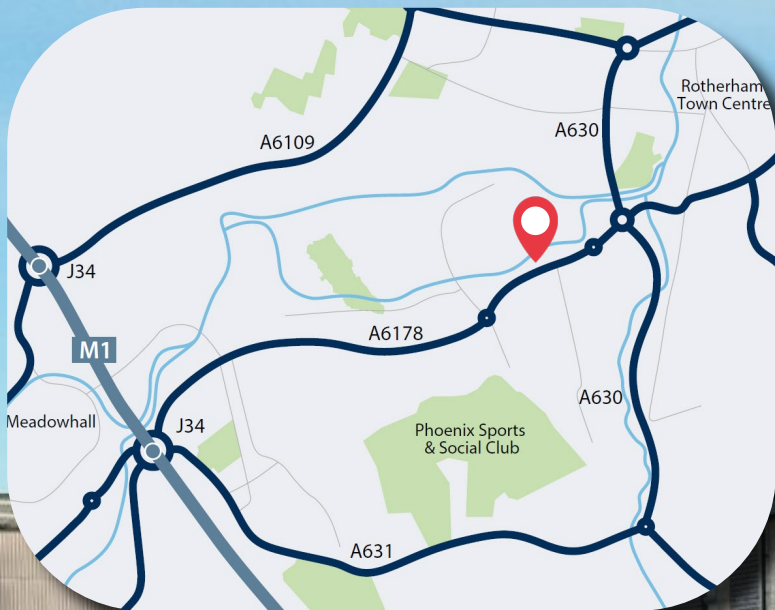


SEE OUR UNITS IN ACTION



Scan the QR codes to watch short tours and explore how our tenants have customised their hybrid spaces for success across different industries.





Mandale Group

CONTACT

For further information
or to arrange a viewing
please contact:

Joe Darragh
m. 07973 908 599
e. joe@mandale.com

Rob Harriman
m. 07739 326 759
e. rob@mandale.com

mandalegroup.com

**SHEFFIELD ROAD,
ROTHERHAM,
S60 1FW**

 export.motel.richer



TAKE A LOOK
AT HOW TENANTS
HAVE DESIGNED
THEIR UNITS

Mandale Group advises all interested parties to independently verify property information and seek professional advice. No details provided should be relied upon as facts, and all measurements, photographs, and representations are approximate and non-binding.