



**FOR SALE**

**Units 1-2 Mangham Court,  
Mangham Way, Rotherham, S61  
4RL**



**Self-Contained Hybrid Industrial Unit - 22,113 sq ft  
(2,054 sq m)**

- Rare opportunity to purchase freehold
- Excellent prominence to Mangham Road
- Self-contained modern unit
- Dedicated parking
- Two storey office accommodation



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### Location

The property is situated of Mangham Way which joins Mangham Road part of Barbot Industrial Estate, which lies approximately 1.2 miles north of Rotherham city centre. Junction 34 of the M1 is a 10-minute drive to the subject location, with Sheffield approximately 8 miles to the southwest and Leeds approximately 33 miles to the north.

Surrounding occupiers include DVSA, ASD Lighting, Screwfix and NovaCity.

### Description

The subject property comprises of a detached warehouse of a steel portal frame construction, clad to the front elevation clad with brick and window panelling. The sides/rear clad with profile metal sheet cladding to the upper parts and a roof incorporating translucent roof lights. Access to the unit is provided by two roller shutter doors with one being electric and the other manual. Services are provided with dual supply of 3 phase electric, gas and water.

### Accommodation

The accommodation is measured on a gross internal floor area basis as follows:

Description	Sq m	Sq ft
Warehouse	1,318	14,192
Offices	736	7,921
<b>Total</b>	<b>2,054</b>	<b>22,113</b>

### Terms

The property is available on a freehold basis with vacant possession. Further information is available from the sole agents, Cushman & Wakefield.

### Legal Costs

Each party is to be responsible for their own legal costs incurred in connection with the completion of the transaction.

### EPC

A full copy of the energy performance certificate is available upon request.

### Rateable Value

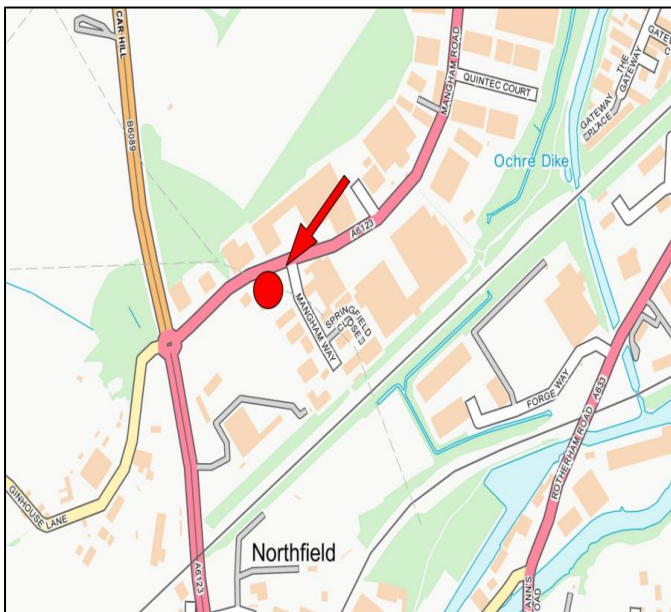
The current rateable value for the property is £69,000 within the 2024 rating list. The current UBR for 2023/24 is 49.9p therefore the rates payable is per annum is £34,431.

### Viewing

Strictly by prior appointment with the sole agents:-

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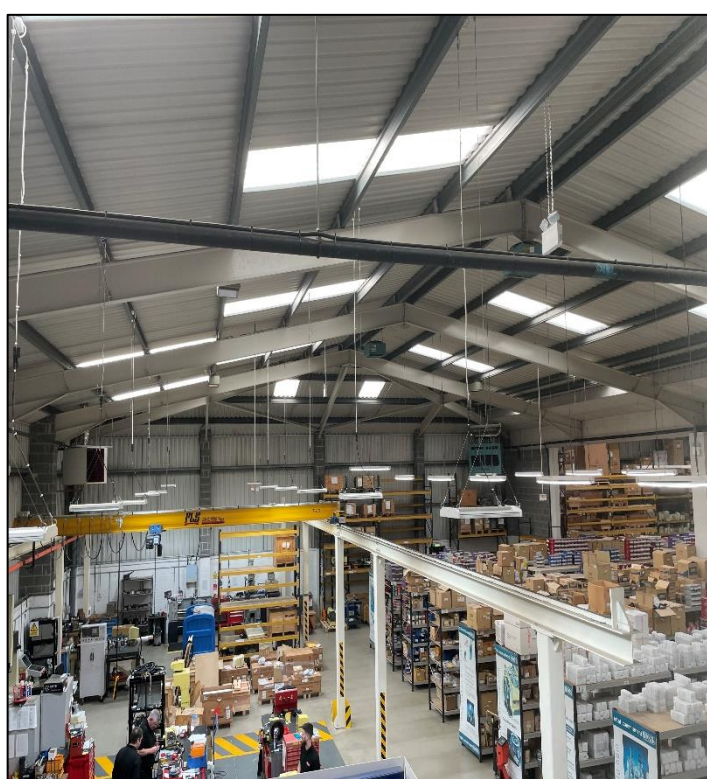
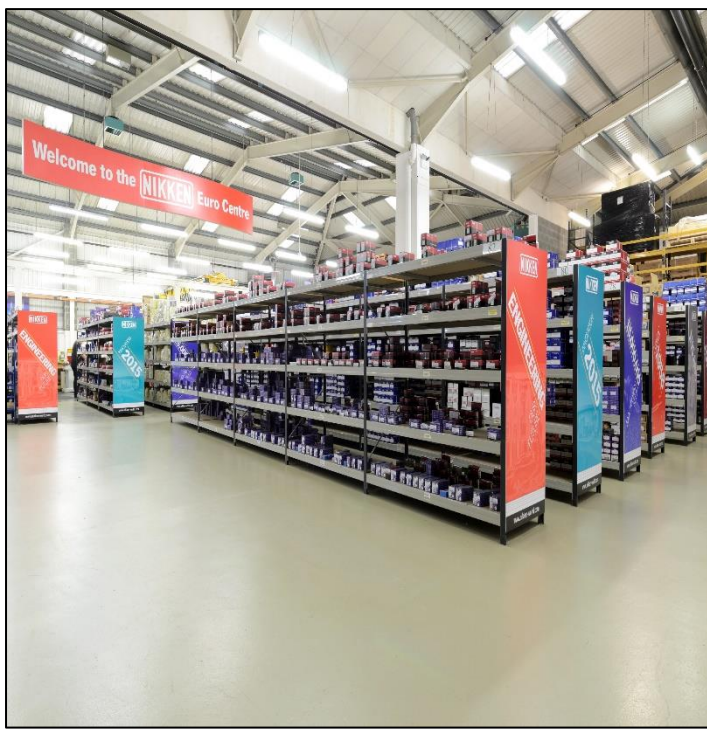
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