



AVEN

INDUSTRIAL PARK

2,246 - 11,200 SQ FT

**REFURBISHED INDUSTRIAL
UNITS AVAILABLE TO LET**

Tickhill Road,
Rotherham, S66 7QR

DESCRIPTION

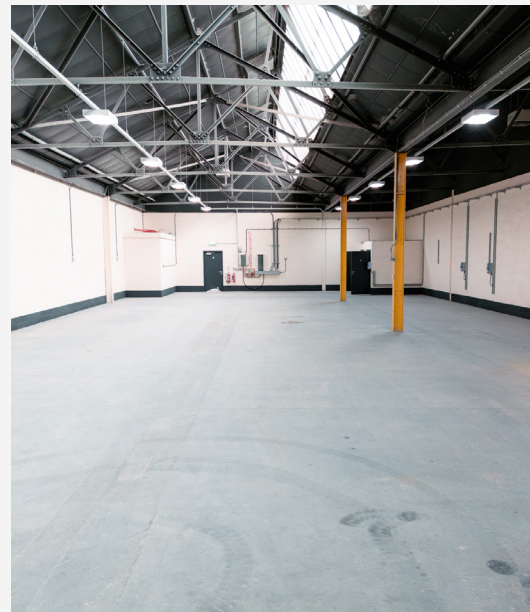
Aven Industrial Estate is a traditional industrial estate, home to a variety of regional and national industrial, warehouse and office occupiers with the benefit of 24/7 access and security.

The available premises comprise three mid terraced units sitting at the rear end of the property.

To which have the following specification

- Fully Refurbished
- 3 Phase power
- Secure security and gated access entrance
- Full height rolling shutter door
- WCs fitted

Externally the property has parking spaces available opposite the units.



Three Phase
Power



24 Hour
Access



Secure
Yard



Roller Shutter
Access



Toilet
Facilities



On Site
Parking

LOCATION

Aven Industrial Estate is close to the major eastern motorway networks, ideally located and conveniently fronts on to the A631 Tickhill Road, approximately 1 mile east of Maltby Town Centre.

- The A631 provides direct access to Junction 1 of the M18, which is approximately 3.5 miles to the west, which in turn gives access to both the A1 and M1.
- 6.6 miles from Conisbrough Train Station, where you can access routes for Hull to Sheffield via Doncaster and Sheffield to Scunthorpe via Adwick.
- 11.2 miles away from Doncaster Sheffield Airport, which is accessible via the A631.
- Alternatively, Manchester Airport is 61.5 miles away.

			
Rotherham	Doncaster	Sheffield	Manchester
9 miles	9.4 miles	15.8 miles	53.7 miles
			
A631 to M18	Conisbrough Station	Doncaster Sheffield Airport	Manchester Airport
3.5 miles	6.6 miles	11.2 miles	61.5 miles



SITE PLAN & ACCOMMODATION

Available Units

Description	Sq Ft	Rent	Status
B8	2,246 Sq Ft	£5 Per Sq Ft	Available
Unit A2	5,329 Sq Ft	£5 Per Sq Ft	Available
Unit A4	5,310 Sq Ft	£5 Per Sq Ft	Available
Unit A5	5,420 Sq Ft	£5 Per Sq Ft	Available
J2B	2,565 Sq Ft	£6.50 Per Sq Ft	Available
Unit A18	6,330 Sq Ft	£5 Per Sq Ft	Available
Unit A17	11,200 Sq Ft	£5 Per Sq Ft	Available
Unit A15	5,850 Sq Ft	£5 Per Sq Ft	Available



■ - A Block ■ - C Block ■ - F Block ■ - T Block
■ - B Block ■ - E Block ■ - L Block ■ - V Block

GALLERY



FURTHER INFORMATION

Terms

The units are available by way of new leases directly from the landlord on terms to be agreed.

VAT

All figures quoted re exclusive of VAT at the prevailing rate, where applicable.

Rent

Quoting terms are available on request.

Please note, all quoted rents are exclusive of business rates, service charge, buildings insurance and VAT (if applicable), payable quarterly in advance.

EPC

A copy of the EPC is available from the agent.

Legal Costs

Each party is to be responsible for their own legal costs incurred in any transaction.

Service Charge

There will be a service charge payable to contribute to the overall maintenance of the common areas within the estate.

Viewings and further information is strictly by appointment.



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