

ATOMIC

AT EAST 31, ROTHERHAM
JUNCTION 31, M1 // S25 3RF

- ⊗ Easy access to the M1 and M18 motorways
- ⊗ 12m internal eaves height
- ⊗ 5 dock level loading doors
- ⊗ 2 ground level loading doors
- ⊗ Secure yard area with 40m depth
- ⊗ Prominent position onto Todwick Road
- ⊗ Power supply up to 1MVA



INDICATIVE CGI IMAGE

**NEW SPECULATIVE
INDUSTRIAL UNIT**

**78,750 SQ FT
(7,316 SQ M)**

AVAILABLE Q2 2019

TD
**TREBOR
DEVELOPMENTS**

TO LET - HIGH QUALITY PREMISES

LOCATION

Atomic at East 31 is prominently located fronting on to Todwick Road in Dinnington which provides strategic access to the M1 and M18 motorways via the new A57 dual carriageway. Junction 31 of the M1 motorway is located just 2.5 miles from the site which provides easy access to the surrounding UK motorway network. Rotherham is located 8 miles to the north west, Sheffield is located 10 miles to the west, and Doncaster is 11 miles to the north-east and Leeds is located 31 miles to the north. Nottingham is located 29 miles to the south.

DRIVE TIMES

 Junction 31 M1	5 mins
 Doncaster Airport	28 mins
 Nottingham	48 mins
 Leeds	49 mins
 Birmingham	1 h 26 mins
 Manchester	1 h 32 mins

Source: Google Maps

ROTHERHAM METROPOLITAN BOROUGH COUNCIL BUSINESS SUPPORT

Comprehensive business support is available through Rotherham's MBC experienced RiDO team. This support includes free guidance on access to finance, recruitment and training as well as the potential to receive business growth coaching. For more information please contact RiDO on 01709 254444.

IMPORTANT NOTICE Knight Frank, CBRE & CPP give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement or representation of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as depicted in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. Published April 2018.

BLAZE 0161 387 7252
MARKETING

SPECIFICATION

Atomic at East 31 in Dinnington will be constructed to a high specification incorporating the following:

- Eaves height of 12 metres to haunch
- 5 dock level loading doors and 2 ground level loading doors
- Floor loading of 50 Kn/m²
- 146 car parking spaces
- Fitted first floor office accommodation
- Ground Floor accommodation fitted to shell
- Connections to all mains services
- Self-contained concrete yard area with 40m depth

TENURE

The accommodation is available to let by way of a new lease on terms to be agreed.

PLANNING

B1, B2 and B8 uses will be acceptable on the site.

RENT

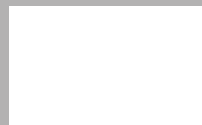
On application. Please contact the retained agents for further information.

FURTHER INFORMATION

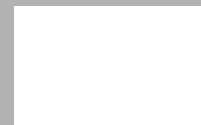
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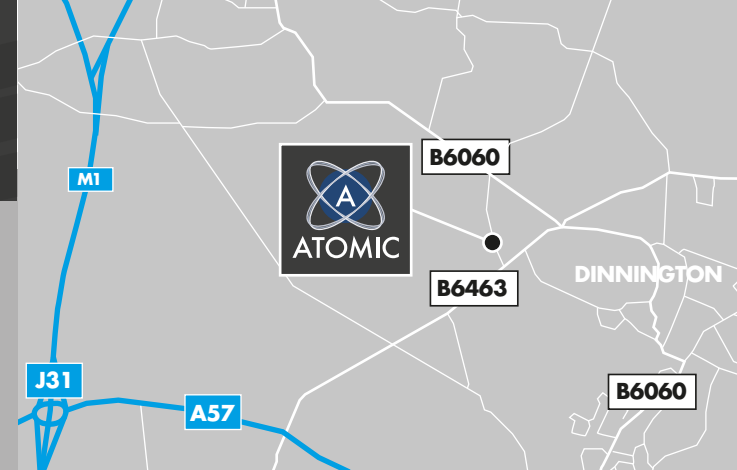
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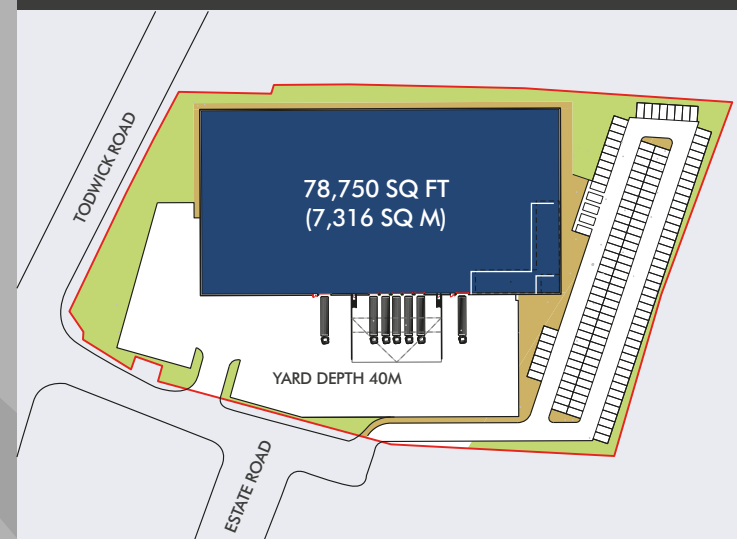
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Indicative image