

TO LET

LM ONE.

NEW BUILD INDUSTRIAL PREMISES
AVAILABLE ON A PRE LET BASIS



TREETON 43, MILL ROAD, TREETON, ROTHERHAM, S60 5RH

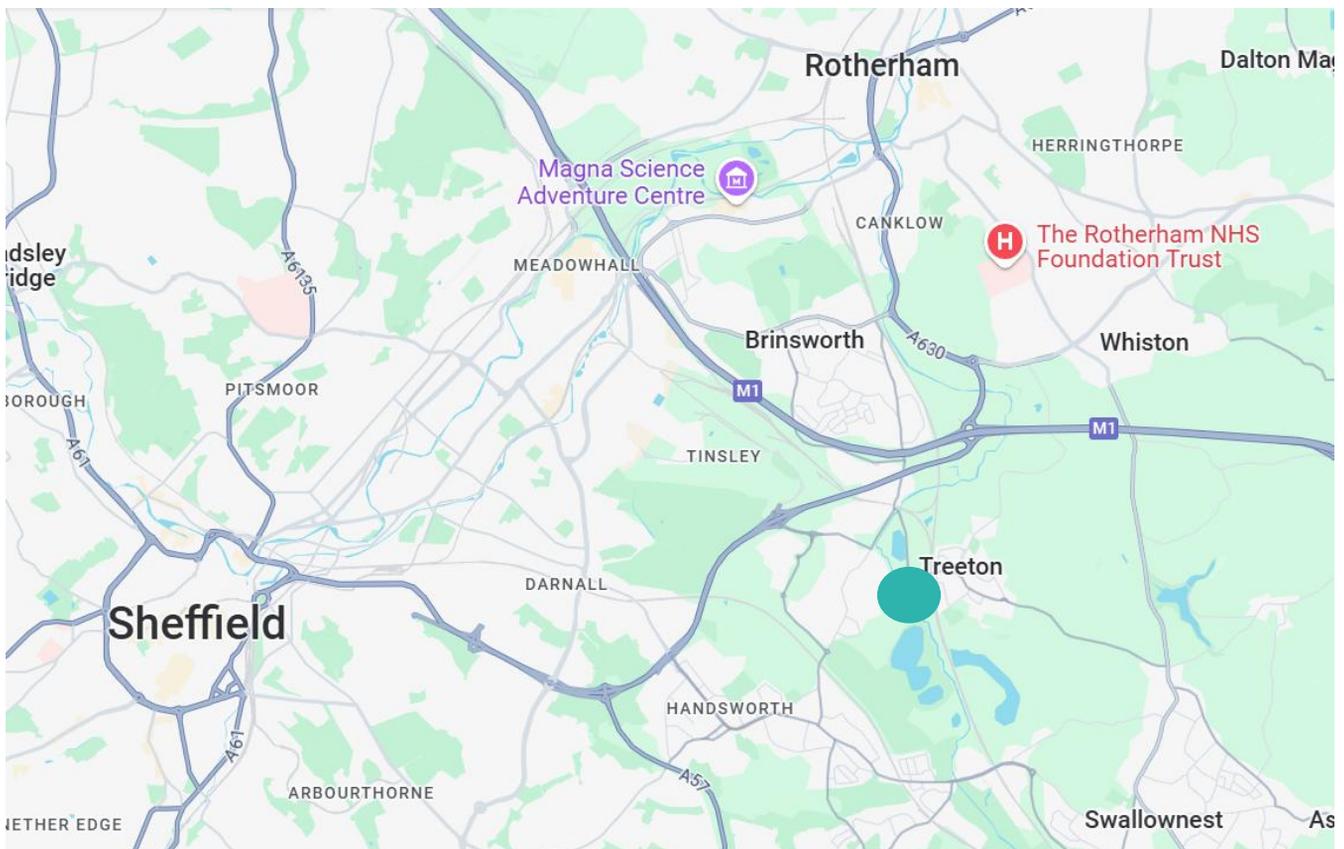
Rent - £395,000 per annum

Size – 43,836 sq ft GIA

- Located close to Junction 33 of M1 and Sheffield Parkway
- 10 metre eaves
- Planning use B8 Storage or Distribution
- On a site of 5.18 acres or 2.1 Hectares

LEASING CONSIDERATIONS

- Available on a pre let basis
- Rent of £395,000 per annum (£9.00 per sq ft)
- GIA of 43,836 sq ft
- Eaves height to underside of haunch 10 metres.
- On a site of 5.18 acres or 2.1 hectares
- Large secure concrete surfaced yard
- Located close to Sheffield Parkway and Junction 33 of the M1
- Planning Use B8 storage and distribution
- Two storey 5,700 sq ft internal offices.
- 3 ground level loading doors



LOCATION

The property is located in Treeton on the eastern fringe of Sheffield and south of Rotherham. Junction 33 of the M1 motorway is positioned circa 2 miles north. Mill Road is situated East of the site which allows for the sole vehicular entrance/exit to the site. West of the site, running adjacently is the River Rother.

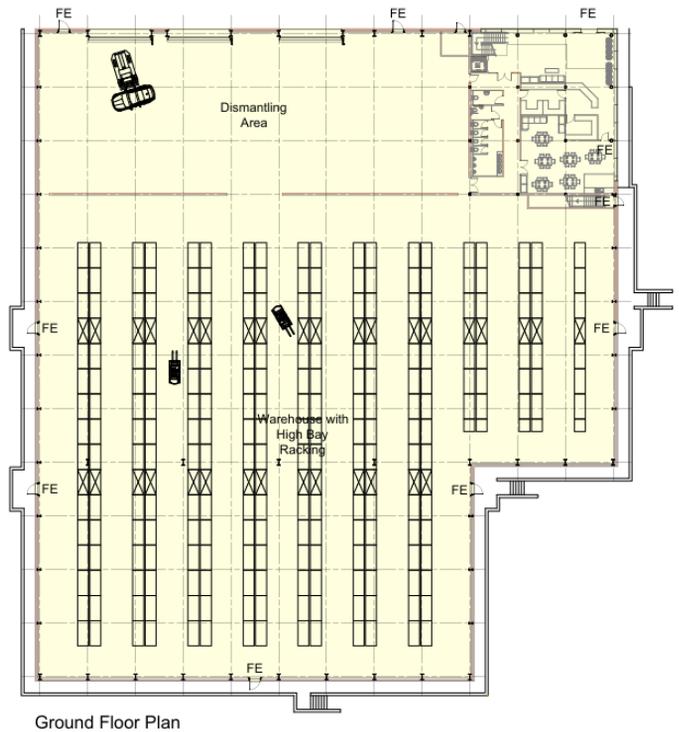
DESCRIPTION

The property comprises a new build industrial unit of steel portal frame construction with external cladding consisting of composite insulated panels and masonry up to 2 metres at ground level. The roof incorporates 15% translucent panels.

The sitting of the building is to the south of the site in order to maximise the concrete yard space and parking area.

Internally the unit is fitted with LED lighting and an epoxy resin finished concrete floor with 50 kN/per Sq M loading capacity. The internal offices are over 2 storeys which are carpeted and have climate control systems mounted in suspended ceilings with recessed Cat 2 lighting.

Externally the yard area is substantial with suitable HGV turning circles and rear trailer storage areas, additionally there is ample parking for both office and warehouse staff. The single point of access into the site from Mill Road (B6067) provides an additional level of security as the site is inaccessible due to the topography on all other sides.





RENT

£395,000 per annum exclusive STC

TERMS

The premises are available for a term of years to be agreed on a Full Repairing and Insuring basis

BUSINESS RATES

To be assessed by the Local Authority

LEGAL COSTS

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

VIEWINGS

By prior arrangement with the agent:

Tel 0113 387 3378 / 07960 708 544

Email / Matt@LM1.agency

Tel 0113 387 3378 / 07552 476 571

Email / Steven@LM1.agency

June 2025

SUBJECT TO CONTRACT

For more information, please contact Steven Jones on 07552 476 571 or at Steven@LM1.agency or Matt Bredin on 07960 708 544 or at Matt@LM1.agency



IMPORTANT NOTICE RELATING TO THE MISREPRESENTATION ACT 1967 AND THE PROPERTY MISDESCRIPTION ACT 1991
LM1 on their behalf and for the sellers or lessors of this property whose agents they are, give notice that: (i) The Particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct, but any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) No person employed by LM1 has any authority to make or give any representation or warranty in relation to this property. Unless otherwise stated prices and rents quoted are exclusive of VAT. For information on our Privacy Policy please visit our website – www.lm1.agency