



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

IMMEDIATELY AVAILABLE

- ◆ 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



**TO LET / FOR SALE
NEW SPECULATIVE
INDUSTRIAL UNIT**

**79,697 SQ FT
(7,404 SQ M)**



TO LET/FOR SALE - HIGH QUALITY PREMISES

LOCATION

Atomic at 31 East 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	25 mins
Sheffield	25 mins
Doncaster Airport	28 mins
Nottingham	48 mins
Leeds	49 mins
Birmingham	1h 26 mins
Manchester	1h 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.

PLANNING

Planning is in place for B1, B2 and B8 uses on the site.

ATOMIC31EAST.CO.UK

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B L A K E 0161 387 7252
MARKETING

SPECIFICATION

Atomic at 31 East, Rotherham is constructed to a high specification incorporating the following:

- 12m eaves height
- 5 dock level loading doors
- 2 ground level loading doors
- Floor loading of 50 Kn/M²
- Fitted first floor office accommodation
- Ground Floor accommodation fitted to shell
- Connections to all mains services, up to 1MVA available
- Self-contained concrete yard area with 40m depth
- 146 car parking spaces

ACCOMMODATION

FLOOR	SQ FT	SQ M
GROUND FLOOR	76,048	7,065
FIRST FLOOR	3,649	339
TOTAL	79,697	7,404

These measurements are based on GIA (Gross Internal Area).

TENURE

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

PRICE

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

EPC

The EPC rating is A. A copy certificate is available upon request.

FURTHER INFORMATION

Please contact the retained agents:



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