

## Unit C, Quintec Court, Mangham Road, Barbot Hall Industrial Estate Rotherham, South Yorkshire S61 4RN

lot 74

### Freehold Industrial Investment

- Let to Courier Logistics Limited on a new lease
- Prominent corner position in a well established industrial/warehouse estate
- Nearby occupiers include Jewson's, Dulux and Screwfix Direct
- Approximate site area of 0.35 hectares (0.88 acres)
- Property benefits from a new roof

Rent  
**£72,437**  
per annum  
exclusive



On Behalf of a  
Major Fund Manager

### Location

Miles: 6 miles north-east of Sheffield  
19 miles south-west of Doncaster  
32 miles south of Leeds

Roads: A620, M1 (Junction 33), M18 (Junction 18)

Rail: Rotherham Central

Air: Doncaster Sheffield International Airport (Robin Hood)

### Situation

The property is situated in the established Barbot Hall Industrial Estate 1 mile north of Rotherham city centre and occupies a prominent corner position on Mangham Road (A6123), at its junction with Quintec Court. Mangham Road (A6123) provides access to the town centre to the south. Nearby occupiers include Jewson's, Dulux and Screwfix Direct.

### Description

The property comprises a detached industrial unit and ancillary offices arranged over ground and first floors. A new roof was recently installed at a cost of circa £90,000. The property benefits from two loading bays, a large secure yard area and parking for approximately 20 cars.

### Tenure

Freehold.

### VAT

VAT is applicable to this lot.

### Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
Ground	Industrial/Ancillary	1,440 sq m (15,500 sq ft)	<b>COURIER LOGISTICS LIMITED (1)</b>	5 years from 07/09/2015 on a full repairing and insuring lease (2)	£72,437	05/09/2020
First	Industrial/Ancillary	124 sq m (1,334 sq ft)				

**Totals** 1,564 sq m (16,834 sq ft) £72,437

(1) For the year ending 31st March 2015, Courier Logistics Limited reported a turnover of £12,828,340, pre-tax profits of £274,869 and a total net worth of £456,856. (Source: Experian Group 23/02/2016). The company's head office and 40,000 sq ft of additional storage/distribution are also located on Barbot Hall Industrial Estate. (Source: www.courierlogistics.co.uk 23/02/2016 – 23/02/2016).

(2) The lease is subject to a schedule of condition

### For further details please contact:

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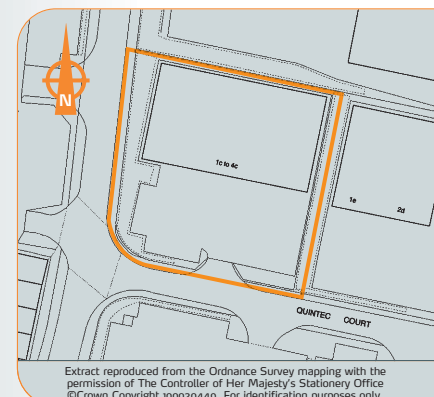
### Buyer's Legal Report Service

**Dentons UKMEA LLP**  
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Email: greg.rigby@dentons.com  
See: [www.acuitus.co.uk](http://www.acuitus.co.uk) for further details



### Seller's Solicitors:

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