

To Let

Rotherham 125,
Rotherham, S66 8EL

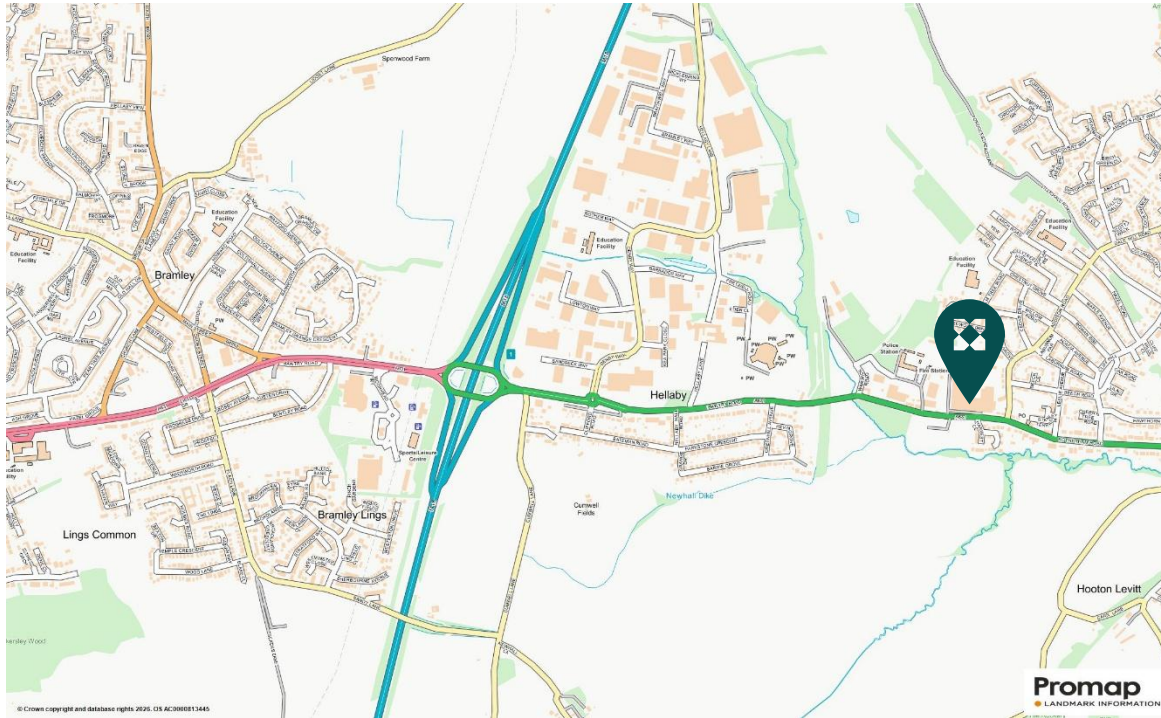
128,082 sq ft (11,899 sq m)

- Detached Industrial/Warehouse unit.
- Easy access to J1 M18.
- Established Industrial location.
- Available Immediately.
- Flexible terms available.

Your partners in property



Location



The Property comprises a detached industrial and distribution unit developed in three interlinked phases comprising steel portal frame structures. In 2015 the property benefitted from an extensive refurbishment.

The property is accessed from Rotherham Road (A631) through a security barrier leading into a surfaced car park. There is a large yard to the rear of the property that offers good circulation space and lorry parking.



By Road

Approximate road travel distances are as follows:

Junction 1 M18:	0.1 miles
Junction 32 M1:	3 Miles
Sheffield City Centre:	12 miles
Doncaster City Centre:	12 miles

Description

The premises are broadly arranged in a U shape, with three interconnecting sections, along with two floors of office accommodation to the front of the premises.

The specification includes:

- 8-13m Eaves
- 4 Ground level loading doors
- 7 Dock level loading doors
- Offices
- WCs and Kitchen area.
- Lighting to the office and warehouse
- 810KVA Power Supply
- Connections to all main services, including three phase electricity.
- Good sized yard and car parking
- HGV Parking/Open Storage



8-13m Eaves



4x Ground Level
Loading Doors



7x Dock level
Loading Doors



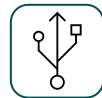
Lighting



Car Parking



Good Sized
Yard



Connections to all
mains services



Offices



810 KVA
Power Supply

Accommodation

From the measurements provided, the accommodation provides the following Gross Internal Floor Area (GIA):

Description	Sq M	Sq ft
Main Warehouse	5,790.09	62,324
Dispatch Warehouse	3,216.02	34,617
High Bay Warehouse	1,409.99	15,177
Ancillary - Warehouse	146.04	1,572
Office/Ancillary Welfare Facilities	1,337.06	14,392
Total	11,899.20	128,082

Terms

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

EPC

The property has an Energy Performance Certificate (EPC) Rating of:

C73

A full EPC is available on request.

Service Charge

A service charge is payable to cover the maintenance and upkeep of the common areas of the estate.

Rates

The rateable value as of 25/26 is £410,000.

The rateable value as of 26/27 will be £610,000.

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.



Site Plan



Contact

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation

Legal Costs

Each party to bear their own legal costs.

VAT

All pricing is subject to VAT at the prevailing rate where applicable.

For further information, or to arrange a viewing, please contact Joint Agents:



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4. VAT: The VAT position relating to the property may change without notice.

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Particulars dated March 2026. Photographs dated 2025.

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