

# Stadium Court Trading Estate Rotherham

Available to Let  
Warehouse  
3,971 - 7,989 sq ft



4.6m eaves height



Office space



Close to Jct 34 of M1



Car parking



24-hour access

# Stadium Court Trading Estate

Barbot Hall Industrial Estate Mangham Road Rotherham S62 6EW



## Description

The units are situated adjacent to a central estate road, and are of steel portal frame construction with part brick and part steel clad elevations, set beneath a pitched roof which benefits from insulated roof panels. Internally, the units comprise open span warehouse with minimum eaves of 4.6m and benefitting from ancillary office and toilet accommodation. There is a shared yard with 24-hour access.

Units 14 & 16 can be taken separately or as a whole.

## Location

The units are situated on Stadium Way within Barbot Hall Industrial Estate, which is well placed in Rotherham to the North of the town Centre. The properties are accessed from Rotherham Road (A633), one of the main arterial routes through Rotherham and within close proximity to Junction 34 of the M1, which is just 3 miles from the site.

## EPC

EPC is available upon request.

## Terms

Available on new full repairing and insuring leases.

## VAT

VAT will be payable where applicable.

## Legal Costs

All parties will be responsible for their own legal costs incurred in the transaction.

## Viewing / Further Information

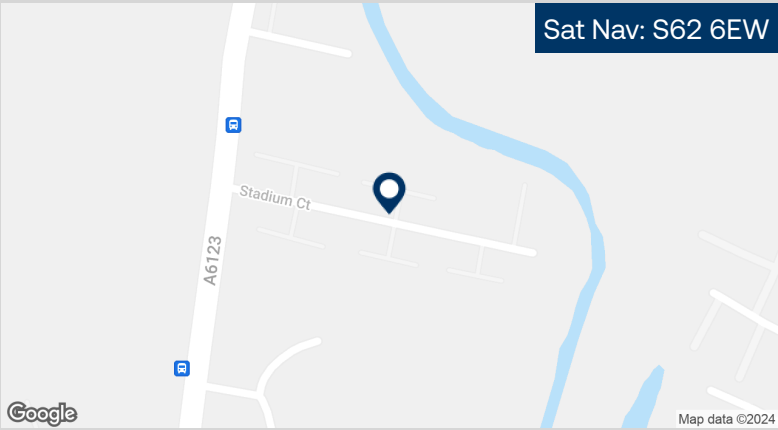
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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	Rent
Unit 14	Warehouse	3,971	05/05/2025	£2,978 PCM
Unit 16	Warehouse	4,018	05/05/2025	£3,013 PCM
Total		7,989		

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