

New workspace units
from 1,352 sq ft to 20,000 sq ft



HELLABY TRADE

ROTHER WAY, HELLABY, ROTHERHAM, S66 8QN

2 MIN FROM J1 M18

www.littonproperties.co.uk

LITTON
PROPERTIES

OVERVIEW

Hellaby Trade will provide a high quality trade counter/commercial unit scheme at the established Hellaby Industrial Estate, Rotherham. Comprising 3 separate buildings totalling 27,421 sq ft to include first floor. Unit sizes commence at 1,000 sq ft GF with 350 sq ft FF. Units can be combined creating flexible space. The development is purpose built with each unit finished to a high specification and benefitting from generous on-site parking and circulation areas. The site provides prominence off Denby Way at Hellaby, with fantastic links to Junction 1 of the M18 a short distance away.

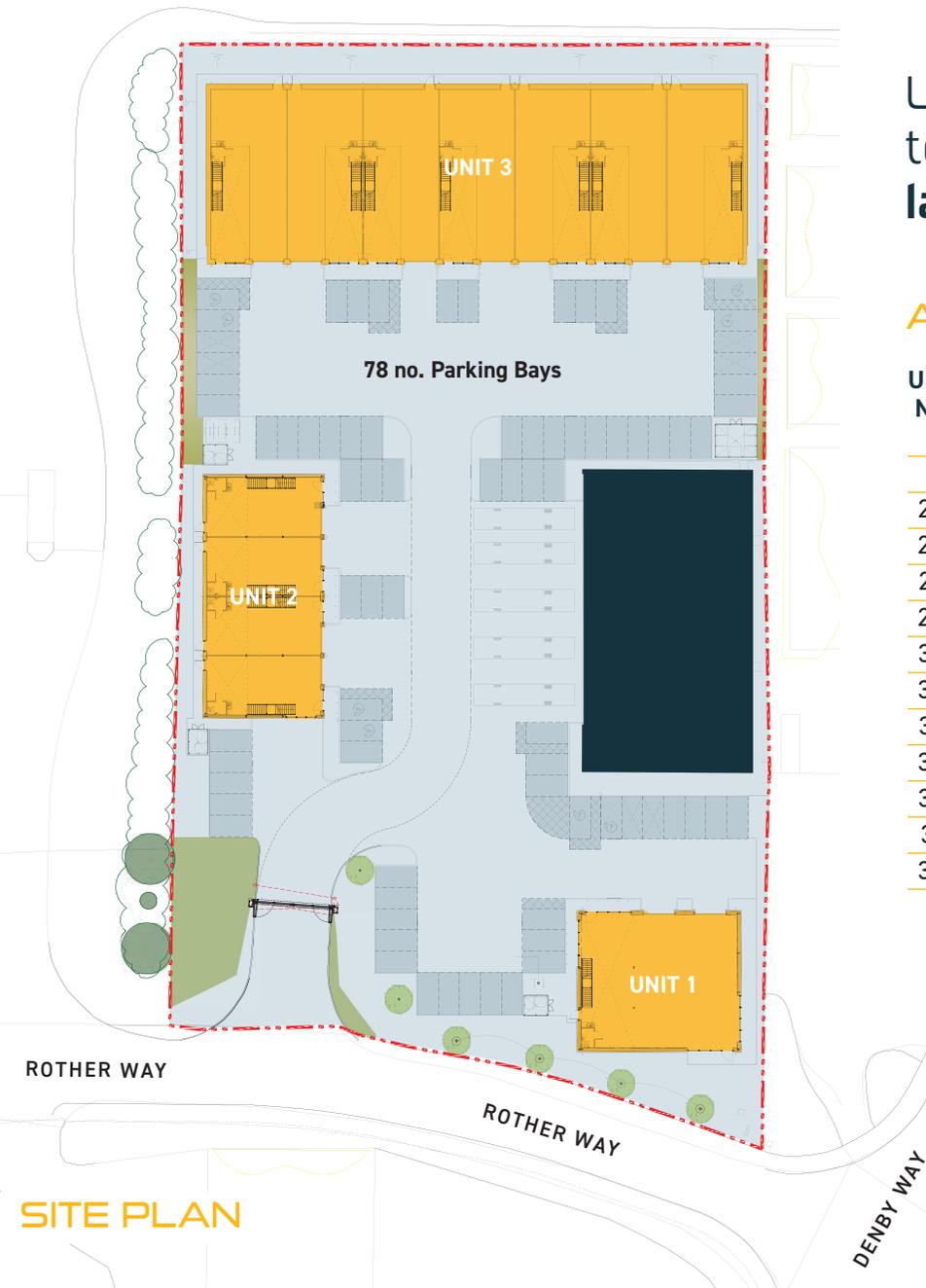
Whether you are a regional distributor, trade counter operator, or light manufacturer, Hellaby Trade provides the infrastructure, accessibility, and commercial environment needed to support operational efficiency and business growth.

New
workspace units
from 1,352 sq ft
to 20,000 sq ft

HELLABY TRADE

ROTHER WAY, HELLABY, ROTHERHAM, S66 8QN





Units could be **combined** to create a **variety of larger sizes**

ACCOMMODATION

UNIT NO	GROUND FLOOR SQ FT	FIRST FLOOR SQ FT
1	3,065	1,084
2a	1,000	352
2b	1,000	352
2c	1,000	352
2d	1,000	352
3a	1,900	652
3b	1,900	652
3c	1,900	652
3d	1,900	652
3e	1,900	652
3f	1,900	652
3g	1,900	652

SPECIFICATION



Excellent Yard & Turning Circles



EV Charging Points



Eaves Heights 6.2m to haunch



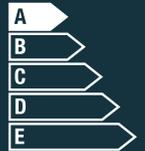
Over 70 Car Spaces



Landscaped surrounds



Floor Loading 37.5 kN/m²

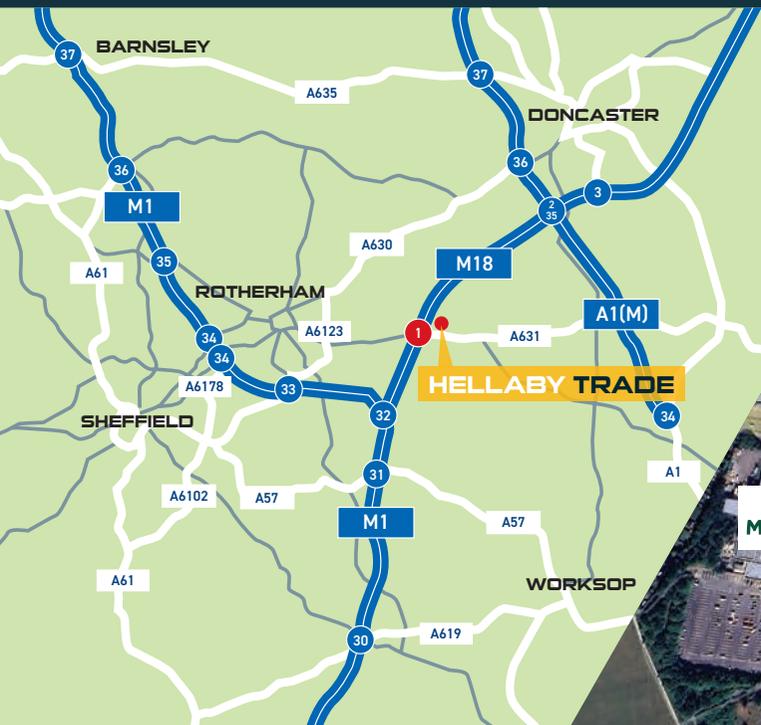


EPC A

LOCATION

Hellaby Trade is situated on a prominent site at the junction with Rother Way and Denby Way in the centre of Hellaby Industrial Estate. The industrial estate entrance forms part of the roundabout junction with Bawtry Road (A631) and subsequently gives access to Junction 1 of the M18 Motorway within a quarter of a mile of the subject property. Hellaby Industrial Estate is home to a number of national companies including Stanley Tools, KP Nuts, and TNT Parcel Delivery.

Nearby amenities include Hellaby Hall Hotel, Bodyscene Health Club, Bannatyne Health Club and Morrisons.



TERMS

The premises will be available to lease by way of new leases directly from the landlord on terms to be agreed.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

BUSINESS RATES

The units will be assessed for Business Rates following Practical Completion.

ESTATE / SERVICE CHARGE

An estate / service charge will be payable by tenants to contribute to the maintenance and management of the wider estate.

PLANNING

The available units will benefit from B2 / B8 / E class planning consent.

The units could be suitable for a variety of uses, including industrial / trade, retail and leisure, subject to any necessary planning consents.

EPC RATING

EPCs will be available upon Practical Completion of the units.

ANTI-MONEY LAUNDERING

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

LEGAL COSTS

Each party to bear their own legal costs in the transaction.

FURTHER INFORMATION

For further information please contact the joint agents.



Ed Norris
ed@cpp.uk
M: 07711 319339



George Thompson
george.thompson@eddisons.com
M: 07831 446313

Commercial Property Partners (CPP) and BTG Eddisons give notice to anyone who may read these particulars as follows: 1. These particulars are prepared for the guidance only of prospective purchasers. They are intended to give a fair overall description of the property but are not intended to constitute part of an offer or contract. 2. Any information contained herein (whether in the text, plans or photographs) is given in good faith but should not be relied upon as being a statement of fact. 3. Nothing in these particulars shall be deemed to be a statement that the property is in good condition or otherwise nor that any services or facilities are in good working order. 4. The photographs appearing in this brochure show only certain parts and aspects of the property at the time when the photographs were taken. Certain aspects may have changed since the photographs were taken and it should not be assumed that the property remains precisely as displayed in the photographs. Furthermore no assumptions should be made in respect of parts of the property which are not shown in the photographs. 5. Any areas, measurements or distances referred to herein are approximate only. 6. Where there is reference in these particulars to the fact that alterations have been carried out or that a particular use is made of any part of the property this is not intended to be a statement that any necessary planning, building regulations or other consents have been obtained and these matters must be verified by any intending purchaser. 7. Descriptions of a property are inevitably subjective and the descriptions contained herein are used in good faith as an opinion and not by way of statement of fact. February 2026. Designed & produced by www.thedesignexchange.co.uk