



Industrial Unit To Let

3,992 Sq Ft (370.86 Sq M)

- Established Commercial Location
- Home to a Number of Trade Occupiers
- Accommodation Available Immediately
- Minimum eaves height of 4.6 metres
- Fitted office accommodation
- Roller Shutter Door

Industrial Unit To Let

3,992 Sq Ft (370.86 Sq M)

Location

The available premises are situated on Stadium Way within Barbot Hall Industrial Estate, which is well placed in Rotherham to the North of the town centre. The premises are accessed from Rotherham Road (A633), one of the main arterial routes through Rotherham. The property is also within close proximity to Junction 34 of the M1 Motorway, which is just 3 miles to the West of the site. Barbot Hall Industrial Estate is home to a number of well known occupiers including Toolstation, Dulux Decorator Centre, Howdens and CEF. The property is also within close proximity to Parkgate Shopping Centre.

Description

The premises comprise of two neighbouring industrial / trade counter units of steel portal frame construction with part brick and part steel clad elevations, set beneath a pitched roof, benefiting from insulated roof panels. The available units have been fully refurbished to a spec to include:

- > Minimum eaves height of 4.6 metres.
- > Fitted office accommodation.
- > W/C facilities.
- > Roller shutter door to each unit.
- > Heating and lighting to the main warehouse

Unit 5 - 3,992 Sq Ft - £36,926 + VAT per annum - Available

Unit 12 - 3,997 Sq Ft - £36,973 + VAT per annum - Available

Accommodation

DESCRIPTION	SQ FT	SQ M
Unit 5	3,992	370.86
Unit 12	3,997	371.32
TOTAL	3,992 SQ FT	370.86 SQ M

Terms

Available on new lease terms to be agreed.

VAT

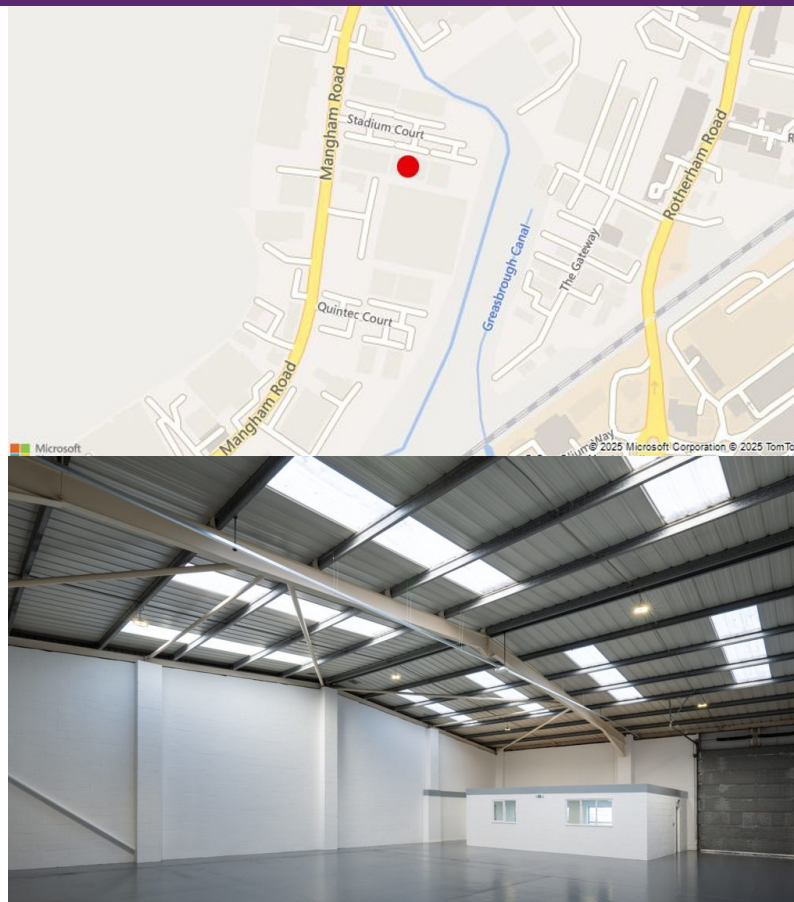
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

Rateable Value available upon request.

EPC Rating

EPC available upon request



Anti-Money Laundering (AML)

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 bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

Mr Ed Norris MRICS

T: 0114 270 9160

M: 07711 319 339

E: ed@cpp.uk

Will Rowe

T: 0114 2738857

M: 07709 281 377

E: will@cpp.uk

August 2026



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.