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PROPERTY REGISTER

# Industrial, Retail & Office Space

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# INDUSTRIAL UNITS - UP TO 2,500 ft<sup>2</sup> (232.26 m<sup>2</sup>)

ADDRESS	DESCRIPTION	FLOOR AREA	PRICE / RENTAL	
Bolton Road Business Park, Wath upon Dearne, Rotherham.	Industrial workshop units situated within a long-established and successful business park.	Unit 7 = 747 ft <sup>2</sup> (69.40 m <sup>2</sup> ) Unit 28 = 288 ft <sup>2</sup> (26.76 m <sup>2</sup> )	Unit 7 = £420.29 + VAT / month. Unit 28 = £180.63 + VAT / month.	
Unit 5, Gateway Court, Parkgate, Rotherham.	Inner-terraced industrial unit suitable for a variety of different trades & available either to purchase or to let.	1,506 ft <sup>2</sup> (139.91 m <sup>2</sup> )	<b>SALE AGREED</b>	
Meadowbank Industrial Estate, Harrison Street, Rotherham.	Modern industrial units forming part of the well-established, secure & self-contained Meadowbank Industrial Estate, and within 0.5 miles of the M1 motorway.	Unit A1 = 698 ft <sup>2</sup> Unit A8 = 1,092 ft <sup>2</sup>	From just £400.00 / month (incentives available.)	
Unit 20, Hillside Court, Barbot Hall Industrial Estate, Rotherham.	Modern industrial unit, offering an ideal trade counter opportunity.	1,386 ft <sup>2</sup> (128.76 m <sup>2</sup> )	£635.00 / month.	
Unit 1, Earldom Place, Masbrough Street, Rotherham.	Brand new detached industrial unit with yard / car park, within a self-contained fenced & gated site.	1,306 ft <sup>2</sup> (121.38 m <sup>2</sup> )	<b>TERMS AGREED</b>	
Former Meadowbank Motors, Meadowbank Road, Rotherham.	Former car sales pitch being fully surfaced with parking for 80 vehicles. The site benefits from a single-storey office & valeting bay.	709 ft <sup>2</sup> (65.84 m <sup>2</sup> ) on a site of 0.33 acres.	o/a £195,000	









## INDUSTRIAL UNITS - 2,500 ft<sup>2</sup> +

ADDRESS	DESCRIPTION	FLOOR AREA	PRICE / RENTAL	
Hutton Business Park, Chesterton Road, Eastwood Trading Estate, Rotherham.	Refurbished modern industrial units situated within a self - contained & secure estate.	Unit 2 = 2,530 ft <sup>2</sup> Unit 5 = 2,421 ft <sup>2</sup> Unit 10 = 2,889 ft <sup>2</sup> Unit 11 = 4,350 ft <sup>2</sup>	From £807.00 / month.	
Unit 3, Globe Court, Coalpit Road, Denaby, Doncaster.	Modern industrial units situated within an established & secure industrial estate.	5,055 ft <sup>2</sup> (469.63 m <sup>2</sup> )	£19,500 p.a.	
Units 7A & 7B, Central Business Park, Masbrough Street, Rotherham.	Modern industrial units situated within an established & secure industrial estate, being ideally suitable for trade counter uses.	6,028 ft <sup>2</sup> (560.02 m <sup>2</sup> )	£36,168 p.a. (split considered)	
Unit 3A, Nine Trees Trading Estate, Morthen Road, Thurcroft, Rotherham.	Industrial unit with office, messroom and 1,000 KG winch.	2,698 ft <sup>2</sup> (250.65 m <sup>2</sup> )	£13,000 p.a.	
Unit 6A, Nine Trees Trading Estate, Morthen Road, Thurcroft, Rotherham.	Workshop & offices with generous parking.	2,910 ft <sup>2</sup> (270.28 m <sup>2</sup> )	£14,000 p.a.	
Unit 14, Universal Close, Off Houghton Road, North Anston Trading Estate, North Anston, Sheffield.	End of terrace traditional industrial Unit formed in two bays with the benefit of surfaced yard areas to front, side and rear elevations	7,750 ft <sup>2</sup> (719.99 m <sup>2</sup> )	£30,000 p.a.	







## INDUSTRIAL UNITS - 10,000 ft<sup>2</sup> +

ADDRESS	DESCRIPTION	FLOOR AREA	PRICE / RENTAL	
Common Lane, Wath, Rotherham.	Industrial premises with offices, situated within a site of approximately 1.07 acres.	19,445 ft <sup>2</sup> (1,806.50 m <sup>2</sup> )	£19,500 p.a.	
Units F1 & F2, Meadowbank Industrial Estate, Harrison Street, Rotherham.	Semi-detached modern industrial unit situated within a well-established estate & close to J.34 of the M1 motorway.	Unit F1 = 4,682 ft <sup>2</sup> Unit F2 = 4,687 ft <sup>2</sup>	Unit F1 = £23,410 p.a. Unit F2 = £23,435 p.a.	






# OFFICES - UP TO 2,000 ft<sup>2</sup> (185.81 m<sup>2</sup>)

ADDRESS	DESCRIPTION	FLOOR AREA	PRICE / RENTAL	
The Patrick Tobin Business Park, Bolton Road, Manvers, Rotherham.	Modern purpose built office development offering flexible floor space which benefit from disabled W.C's, modern attractive kitchenette's, allocated car parking, and some offices with Cat 5 cabling.	From 1,234 ft <sup>2</sup> - 3,445 ft <sup>2</sup>	From £7,500 p.a. For sale from £150,000.	
New York Community Stadium, Don Street, Rotherham.	Newly developed offices, can be fitted out to bespoke requirements with dedicated parking.	1,850 ft <sup>2</sup> (171.87 m <sup>2</sup> )	Terms available on application.	
Fulfilment House 21-23 Fitzwilliam Street, Parkgate, Rotherham.	Two-storey office building.	1,721 ft <sup>2</sup> (159.89 m <sup>2</sup> )	£9,500 p.a.	
85-87 Middle Lane, Clifton, Rotherham.	First floor office suite.	899 ft <sup>2</sup> (83.52 m <sup>2</sup> )	£100 / week.	
Linden House, 34 Moorgate Road, Rotherham.	Self-contained first floor office suite with dedicated parking.	582 ft <sup>2</sup> (54.06 m <sup>2</sup> )	<b>TERMS AGREED</b>	
Office 2 & 2A, Nine Trees Trading Estate, Morthen Road, Thurcroft, Rotherham.	Single-storey detached office building with dedicated parking.	506 ft <sup>2</sup> - 1,607 ft <sup>2</sup> (47.00 m <sup>2</sup> - 149.27 m <sup>2</sup> )	£12,000 p.a.	
Part ground floor, A06, Magna 34 Business Park, Sheffield Road, Templeborough, Rotherham.	High quality ground floor suite of modern offices benefiting from a high specification including comfort cooling & a BREAAAM rating of "good".	674 ft <sup>2</sup> (62.62 m <sup>2</sup> )	£16,500 p.a. inclusive of rental, light, heat, power, buildings insurance & service charge.	
Wellgate Business Centre, 149 Wellgate, Rotherham.	Newly refurbished serviced offices.	From 350 ft <sup>2</sup> - 1,213 ft <sup>2</sup>	From £50.00 / week.	

# OFFICES - 2,000 ft<sup>2</sup> + (185.81 m<sup>2</sup>)

ADDRESS	DESCRIPTION	FLOOR AREA	PRICE / RENTAL	
The Patrick Tobin Business Park, Bolton Road, Manvers, Rotherham.	Modern purpose built office development offering flexible floor space which benefit from disabled W.C's, modern attractive kitchenette's, allocated car parking, and some offices with Cat 5 cabling.	From 1,234 ft <sup>2</sup> - 3,445 ft <sup>2</sup>	From £7,500 p.a. For sale from £150,000.	
2-6 Effingham Street, Rotherham.	Second floor offices comprising of open plan and private suites, & being suitable for alternative uses such as leisure, subject to planning.	2,816 ft <sup>2</sup> (261.62 m <sup>2</sup> )	£10,000 p.a.	
Enterprise Court, Farfield Park, Manvers, Rotherham.	Modern ground & first floor offices with parking.	Unit 1 = 2,585 ft <sup>2</sup> Units 1 & 2 = 5,170 ft <sup>2</sup> Unit 8 = 2,583 ft <sup>2</sup> Unit 11 = 1,367 ft <sup>2</sup>	£7.00 / ft <sup>2</sup> with generous incentives.	
Ground Floor, Unit 2, Concept Court, Manvers Way, Manvers, Rotherham.	Modern two-storey detached office building situated within an attractive self-contained, electric gated development with the ground floor available.	2,197 ft <sup>2</sup> (201.32 m <sup>2</sup> )	From £6.00 / ft <sup>2</sup>	
Second Floor, Stewart House, South Grove, Rotherham.	Prestigious Grade-A office building offering modern specification, lift access, & 8 parking spaces.	2,497 ft <sup>2</sup> (231.98 m <sup>2</sup> )	£12,500 p.a.	
Unit 3, Vantage Park, Sheffield Road, Tinsley, Sheffield.	Brand new Grade A offices configured at ground floor level with ability to split into two.	1,939 ft <sup>2</sup> - 3,877 ft <sup>2</sup> (180.14 m <sup>2</sup> - 360.19 m <sup>2</sup> )	Terms on application.	

# RETAIL

ADDRESS	DESCRIPTION	FLOOR AREA	PRICE / RENTAL	
10-14 Bridgegate, Rotherham.	Two refurbished self-contained retail units.	665 ft <sup>2</sup> - 1,050 ft <sup>2</sup> (61.78 m <sup>2</sup> - 97.54 m <sup>2</sup> )	From £12,000 p.a.	
New York Community Stadium, Don Street, Rotherham.	Newly developed high profile retail units with potential uses for hot food, leisure or medical uses.	1,850 ft <sup>2</sup> (171.87 m <sup>2</sup> )	Terms available on application.	
117 & 119 Hirst Gate, Mexborough.	Two retail units, one of which is vacant & requires a full programme of refurbishment.	TBC	No.117 = £27,500 No.119 = £32,500 No.117 & 119 = £60,000	
44 Laughton Road, Dinnington, Sheffield.	Single-storey lock-up retail unit being located within a long-established retail parade & suitable for a variety of retail uses.	462 ft <sup>2</sup> (42.92 m <sup>2</sup> )	£670 / month.	
Unit 20, The Alexandra Centre, Rail Mill Way, Parkgate, Rotherham.	Mid-terraced industrial unit potentially suitable for trade counter use.	1,190 ft <sup>2</sup> (110.56 m <sup>2</sup> )	£650 / month.	

# MISCELLANEOUS

ADDRESS	DESCRIPTION	FLOOR AREA	PRICE / RENTAL	
Callywhite Lane, Dronfield, Derbyshire.	Development land with outline planning consent for 22 business units.	1.9 acres (0.77 HA)	o/a £490,000	
Basement, 11 Corporation Street, Rotherham.	Former nightclub premises offering potential for alternative uses, subject to planning.	2,181 ft <sup>2</sup> (202.62 m <sup>2</sup> )	£650.00 / month.	
New York Community Stadium, Don Street, Rotherham.	Newly developed ground floor accommodation suitable for leisure or medical uses.	1,850 ft <sup>2</sup> (171.87 m <sup>2</sup> )	Terms available on application.	
Venture House, Greasbrough Street, Rotherham.	Freehold two-storey part-let office building with light industrial unit adjacent, suitable for owner-occupation or to the investor.	10,620 ft <sup>2</sup> (986.63 m <sup>2</sup> )	<b>SALE AGREED</b>	
Development Plot, Muglet Lane, Maltby, Rotherham.	Development opportunity following demolition of a former cinema.	0.26 acres (0.11 HA)	o/a £95,000	
Rosemary Road, Wickersley, Rotherham.	Tarmac-surfaced compound benefiting from secure perimeter steel fencing and gates. Suitable for a variety of alternative outdoor uses & benefiting from mains electricity & water.	0.11 acres (449 m <sup>2</sup> )	£7,500 p.a.	
The Rockingham Centre, West Street, Wath upon Dearne, Rotherham.	Freehold former educational building, configured over 3 floors, & offering potential for a range of alternative uses including residential conversion. Benefits from 11 parking spaces.	15,611 ft <sup>2</sup> (1,450.52 m <sup>2</sup> )	<b>SALE AGREED</b>	