

NorthCap

TO LET

2,400 SQ FT - 4,800 sq ft
Refurbished Industrial/Warehouse Units

Thornhill Industrial Estate

Hope Street | Rotherham | S60 1LH

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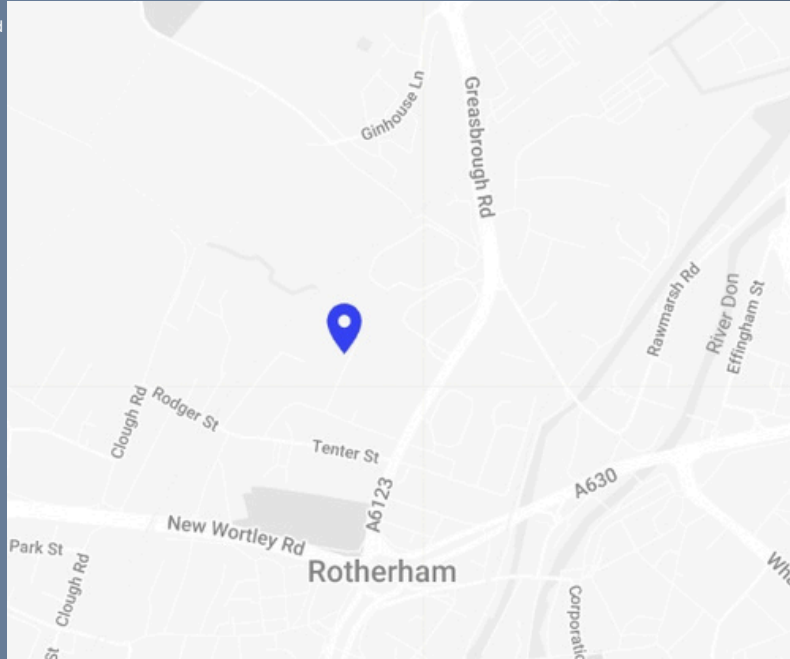
TO LET

Refurbished Industrial/Warehouse Unit

- ▶ **Excellent Location close to Rotherham Town Centre**
- ▶ **Refurbished Industrial/Warehouse Units**
- ▶ **Large shared yard areas**
- ▶ **LED Lighting**
- ▶ **5.4M eaves height**
- ▶ **5 parking spaces per unit**
- ▶ **3 phase electricity supply**
- ▶ **Kitchenette unit**
- ▶ **Full height ground level door**
- ▶ **Available Immediately**

Thornhill Industrial Estate

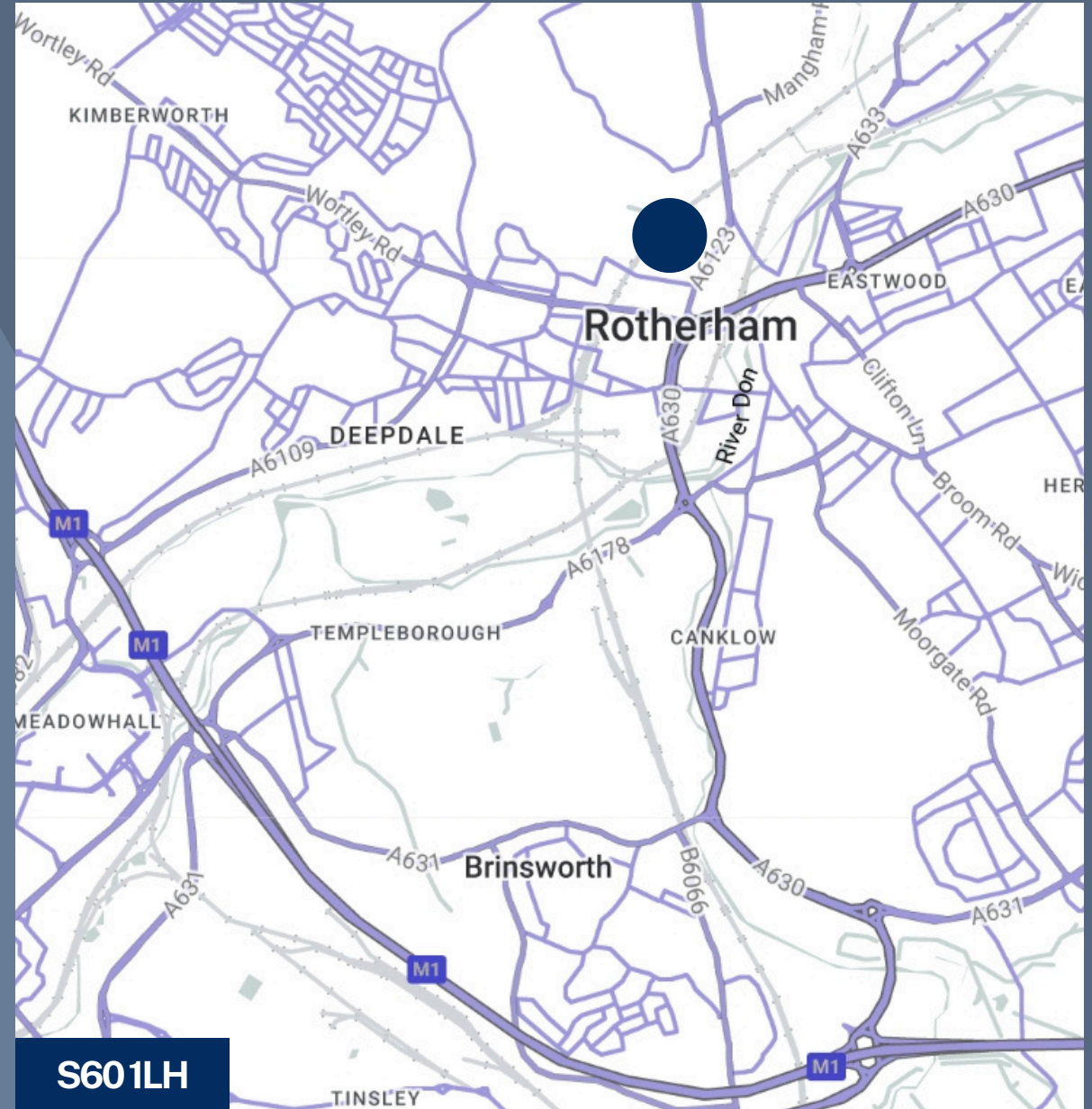
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Thornhill Industrial Estate occupies a prime position within Rotherham's established industrial and logistics corridor. Situated just off the A630 Centenary Way, the estate benefits from direct connectivity to Junctions 33 and 34 of the M1 motorway, placing Sheffield, Doncaster, and Leeds all within easy reach.

The estate is approximately 1.5 miles from Rotherham Town Centre and 5 miles from Sheffield City Centre.

This central location makes Thornhill ideal for logistics, distribution, and light manufacturing operations seeking excellent access to Yorkshire's industrial workforce and customer base.



S601LH

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ACCOMMODATION

AREA	SQ FT	SQ M
Unit 2A	2,400	222.96
Unit 2B	2,400	222.96
Unit 2C	2,400	222.96
Unit 2D	2,400	222.96
TOTAL	9,600	891.84



The subject property comprises a well located industrial estate in central Rotherham. The available units comprise fully refurbished steel portal framed industrial units with internal W/C facilities. The units benefit from a new kitchenette tea point and have been fully repainted.

The units have a full height roller shutter door and 5.4m eaves height. The unit has a new LED lighting. Externally there is a large secure shared yard area and with car parking outside each unit.

The units can be combined to create larger units depending upon occupier requirements.





TERMS

The property is available on new lease terms to be agreed. Quoting £16,800 per annum per unit.

ANTI-MONEY LAUNDERING

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

EPC

Available upon request.

Rateable Value

Each property has a Rateable Value of £12,750.

Service charge

The estate has a service charge of £0.33 psf.

CONTACT



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MISREPRESENTATION ACT These particulars do not constitute an offer or contract. These are intended as a guide to prospective purchasers. All reasonable care has been taken in the preparation of these particulars but their accuracy is not guaranteed. The purchaser should satisfy himself and as to the correctness of these details. Neither the agents nor the vendors or lessors are to be or become under any liability or claim in respect of these particulars. These particulars are supplied on the understanding that all negotiations are conducted through this office. May 2025

