

To Let / For Sale.

Industrial / Warehouse Premises



New Orchard Lane, Thurcroft Industrial Estate, Rotherham, S66 9ER.

92,886 sq ft (8,627.56 sq m) set on a site of 6.338 acres (2.56 hectares).

Location.

The premises are located on New Orchard Lane, forming part of Thurcroft Industrial Estate within Rotherham. Thurcroft Industrial is located East Rotherham and is easily accessible from Junction 1 of the M18. The premises are accessed from Junction 1 of the M18 via Kingsforth Lane and subsequently Woodhouse Green, providing access into the established industrial estate.

Occupiers on the estate include TG Commercial Self Drive, Health Beds, JS Autos and Build Lite (UK) Limited, EMED Thurcroft and UK Doors. Nearby, Hellaby Industrial Estate is approximately 1.75 miles to the North.

Description.

The premises provide a 1970s industrial unit, arranged in three bays, with ancillary offshoot office accommodation and amenity block. The unit has been partly overclad.

The space is varying in quality; one bay of the warehouse has been refurbished whilst the remainder of the warehouse provides a more basic specification. The office accommodation is also partly refurbished with part providing a modern office environment, offering a mixture of open and partitioned accommodation and kitchen area, with the remainder being unrefurbished.

The premises are finished to the following specification:

- Detached unit with clad and brick built elevations surmounted by a pitched roof across 3 bays.
- 5.25 – 5.4m eaves
- Dock loading access to the front of the premises
- Ground level loading access.
- Lighting throughout
- Office accommodation
- WCs
- Good sized car parking and loading area externally

Externally, the premises have a loading area to the front and the rear of the premises with dedicated car parking area. The premises are fenced with gated access and have a gatehouse.

Adjacent to the premises is an undeveloped area of land which could be used for external storage or additional loading areas subject to any planning consents that maybe required.

Accommodation.

We understand that the property has the following Gross Internal Floor Area (GIA):-

Description	Sq M	Sq Ft
Bay 1 Warehouse	2,213.57	23,827
Bay 2 Warehouse	2,282.38	24,567
Bay 3 Warehouse	2,767.92	29,794
Office Accommodation	1,331.35	14,330
Gate House	32.34	348
Total GIA	8,627.56	92,866
Covered Loading / Canopies	743.68	8,005
Mezzanines	54.22	584

On a site of approximately 6.338 acres (2.56 hectares).

Quoting Terms.

On application

Terms.

The accommodation is available to let by way of a new Full Repairing and Insuring (FRI) Lease on terms to be agreed.

Alternatively the premises are available for sale

Rateable Value.

The current rateable value is £191,000.

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority as to the rates payable.

EPC.

The property has an Energy Performance Certificate (EPC) rating of E109.

Due Diligence.

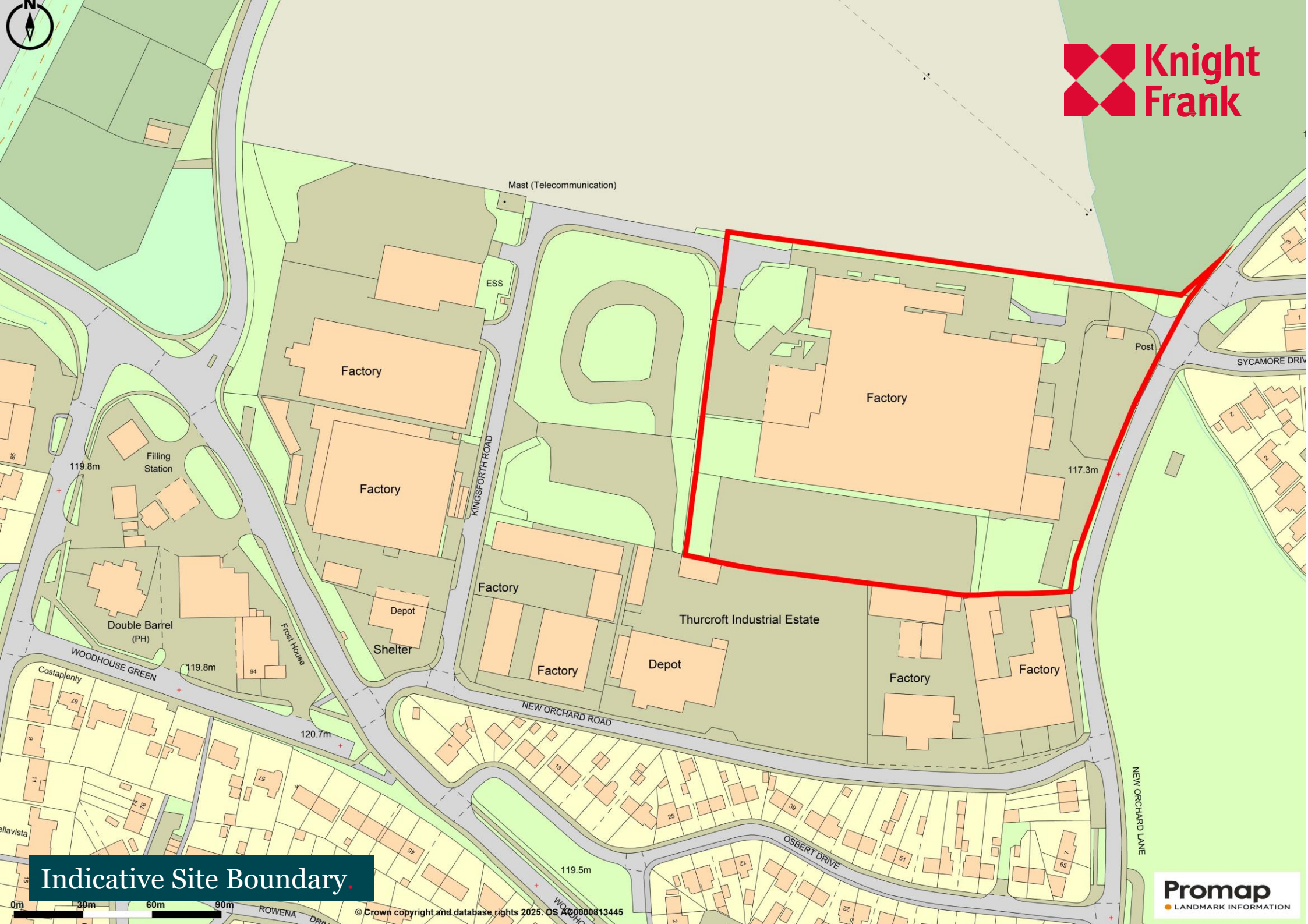
Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

VAT.

All figures quoted are subject to VAT at the prevailing rate where applicable.

Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.



Indicative Site Boundary



Contact.

For further information, or to arrange a viewing, please contact sole agents Knight Frank:.

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Particulars dated June 2025. Photographs dated June 2025.

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