

To Let

Kingsforth Business
Park, Kingsforth Lane,
Thurcroft, Rotherham,
S66 9HU

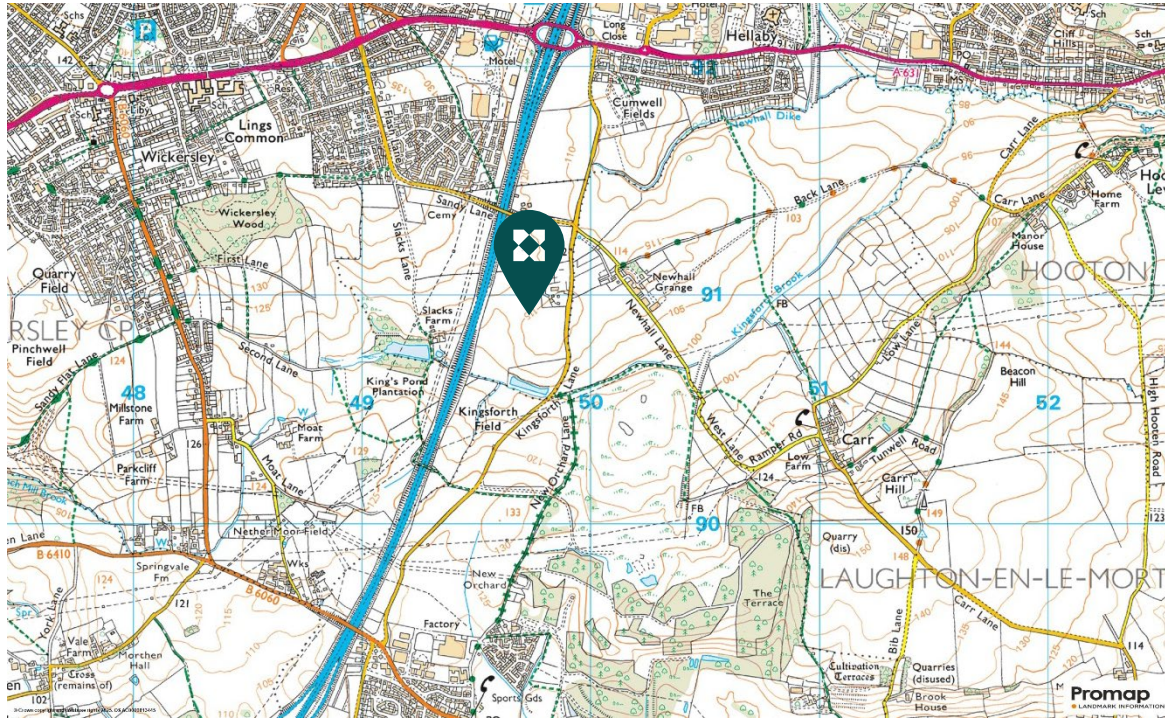
4,848 – 26,050 sq ft (450 – 2,420 sq. m)

- New industrial / warehouse development
- Easy access to Junction 1 M18
- Fitted offices
- Lighting to the warehouse
- Immediately available

Your partners in property



Location



Kingfirth Business Park is a new development located in the Thurcroft area of Rotherham, forming part of the established Thurcroft Industrial Estate. The development is accessed from Kingsfirth Rd, which in turn provides access on to Woodhouse Green. Kingsfirth Lane is easily accessible providing access to Junction 1 M18, approximately 2.2 miles to the North.

Surrounding occupiers on the estate include TG Commercial, Health Beds, UK Doors and Ultimate Battery..



By Road

Approximate road travel distances are as follows:

Junction 1 M18:	2.2 miles
Rotherham Town Centre	6.8 miles
Sheffield City Centre	11.3 miles

Description

Kingsforth Business Park is a new development of 30 units arranged over 6 terraces. The premises are finished to a specification including:

- 5.7 - 6.5m clear internal height
- Fully insulated building with full height roller shutter loading doors
- Fitted office accommodation to Ground and First Floor
- Lighting to the warehouse
- Three phase electricity
- Good sized external loading area with dedicated car parking
- Fibre enabled
- Solar to each unit

Units have been designed with flexibility and units can be combined to accommodate larger requirements where required.



5.7-6.5m clear
Internal height



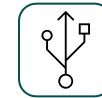
Roller Shutter
Loading Door



Fitted
Offices



Lighting to
Warehouse



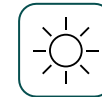
Connections to all
mains services



Good Sized
Yard



Fibre
Enabled



Solar



Dedicated
Car Parking

Accommodation

The accommodation provides the following gross internal floor areas.

Block 2 – Available Now

Unit	Ground Floor Warehouse & Office		First Floor Office		Total GIA		Solar KW
	Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft	
Unit 7				LET			
Unit 8				LET			
Unit 9	451	4,854	70.5	760	522	5,612	20KW
Unit 10	450	4,848	-	-	450	4,848	20KW
Unit 11				LET			
Total	901	9,702	70.5	760	972	10,460	

Block 3 – Available Now

Unit	Ground Floor Warehouse & Office		First Floor Office		Total GIA		Solar KW
	Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft	
Unit 12	918.40	9,884	85	914	1,003	10,799	40KW
Unit 12a	918.60	9,888	85	918	1,004	10,806	40KW
Total	1837	19,772	170	1,832	2,007	21,605	

Block 6 – Available Now

Unit	Ground Floor Warehouse & Office		First Floor Office		Total GIA		Solar KW
	Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft	
Unit 25	1,211	13,030	112	1,200	1,322	14,230	50kw
Unit 26	493	5,310	56	600	549	5,910	20kw
Unit 27	493	5,310	56	600	549	5,910	20kw
Unit 28				LET			
Unit 29				LET			
Unit 30				LET			
Total	2,197	23,650	224	2,400	2,420	26,050	

NB: Units can be combined to accommodate larger requirements

Rent

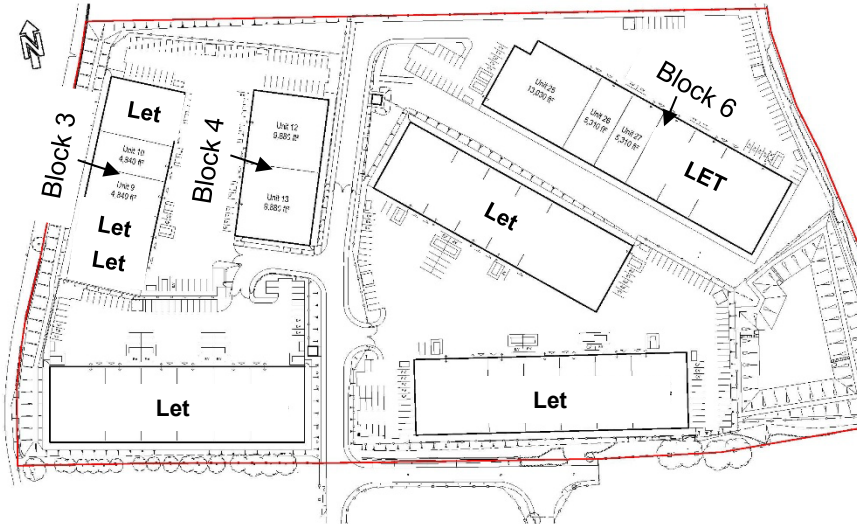
The quoting rent is £7.95 per sq ft per annum exclusive.

Service Charge

A service charge is payable to cover maintenance and upkeep of the common areas of the estate.

EPC

Available on completion – Predicted A



Contact

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation

Legal Costs

Each party to bear their own legal costs.

VAT

All pricing is subject to VAT at the prevailing rate where applicable.

For further information, or to arrange a viewing, please contact Knight Frank the Sole Agents



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Particulars dated March 2026 Photographs dated November 2025.

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