

# TO LET.

*Detached Industrial / Manufacturing Unit - 1x10 tonne and 2x20 tonne crane.*



**The Gateway, Gateway Industrial Estate, Parkgate, S62 6NR.**  
*Industrial/ Manufacturing unit with large yard and craneage - 17,210 sq. ft (1,599 sq. m).*



logo.spend.rises

what3words

## Location.

The premises are conveniently located on Gateway Industrial Estate, within the Parkgate area of Rotherham. Accessed via the A629, Junction 35 M1 is located just 6 miles to the west of the unit, and Rotherham Town Centre is just 2 miles south. Sheffield City Centre is located only 11 miles to the west.

Parkgate is a well-established industrial area and is home to occupiers including Ron Hull Jnr, AES Seal and ZND.

Parkgate Retail Park is also located close by with occupiers including it M&S, Nike, Morisons, Sports Direct, McDonalds and Burger King.

## Description.

The premises comprise a detached industrial/warehouse unit with ancillary office and mezzanine space. Adjacent to the building there is also two-storey modular office space. The unit benefits from the following specification:

- Secure yard with ample parking.
- 10.25m eaves.
- Roller Shutter Loading door.
- **1x 10 tonne and 2 x 20 tonne cranes**
- Ancillary office and mezzanine facilities.
- Three phase power.
- Connections to all main services.



## Accommodation.

The premises provide the following gross internal floor areas

Location	Sq m	Sq ft
Warehouse & Ancillary offices	1,429	15,380
GF Modular Office	85	915
FF Modular Office	85	915
<b>Total GIA</b>	<b>1,599</b>	<b>17,210</b>
Mezzanine	96	1,033

## Quoting Rent.

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.

## EPC.

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

D-100  
B- 36

A full EPC is available upon request.

## 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.

## Rateable Value.

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

## Due Diligence.

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

# Contact.



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

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Particulars dated August 2025. Photographs dated August 2025.

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