

To Let

Unit 6, Northfield
Business Park, Forge
Way, Rotherham, S60
1SD

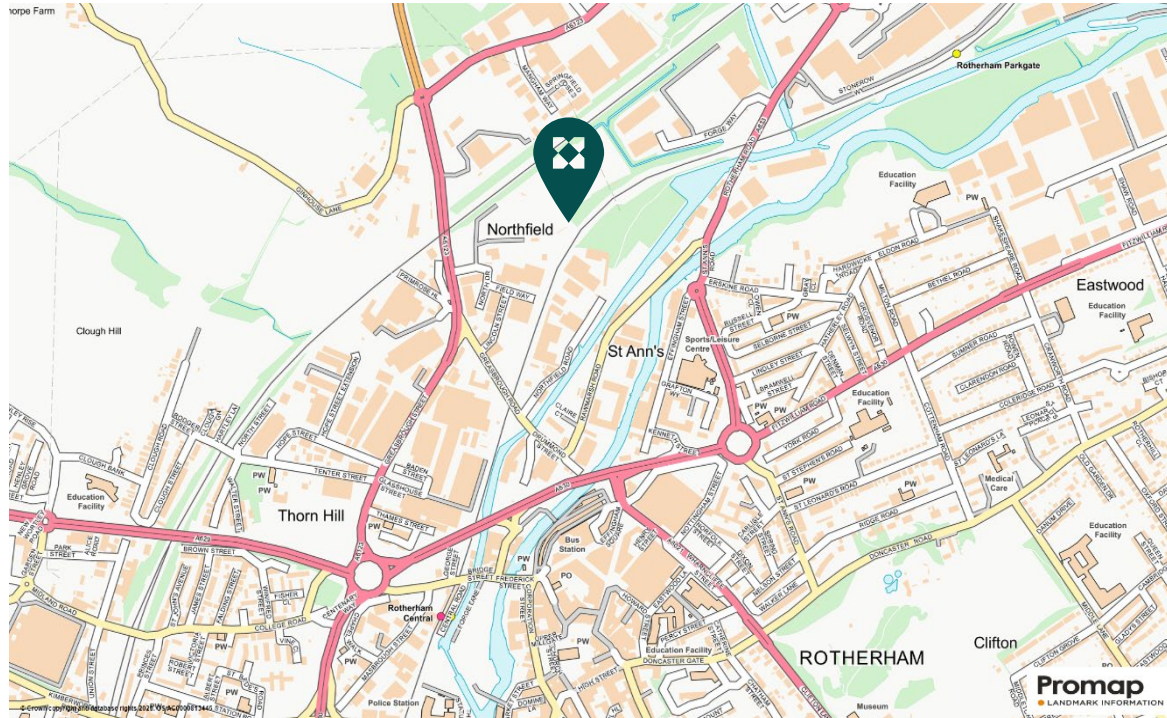
5,505 sq ft (511.33 sq. m)

- Modern industrial / warehouse unit
- Fitted offices
- Established location
- Secure yard and dedicated car parking

Your partners in property



Location



The available accommodation forms part of Northfield Business Park, ideally located within the Parkgate area of Rotherham. The premises are accessible from the A633 which provides direct access onto the A630, the main arterial route through Rotherham with easy access to J33, J34 and J35a of the M1 and Junction 1 of the M18 motorways.

The surrounding area is an established location home to several industrial and retail occupiers. These include Bearing King, SALUS Controls, IPL Rotherham and CRB Door Systems Limited. Parkgate retail park is also nearby.



By Road

Approximate road travel distances are as follows:

Junction 33 M1:	4.4 miles
Junction 1 M18:	6.0 miles
Rotherham Town Centre	1.5 miles
Sheffield City Centre:	11 miles
Junction 34 M1	3.7 miles

Description

This available accommodation comprises a modern mid-terraced industrial warehouse unit. The premises are of steel portal frame construction with clad elevations and surmounted by a pitched roof. The property is finished to a modern specification to include the following:

- 6.4m to the underside of the haunch
- Fitted office accommodation
- Kitchenette and W/C's
- Full height roller shutter loading door
- LED lighting to the warehouse
- Translucent light panels
- Good sized external shared yard area with
- Dedicated car parking
- Connections to all main services
- Solar



6.4m to the underside
of the haunch



1 Ground Level
Loading Door



Fitted
Offices



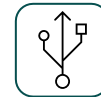
LED Lighting



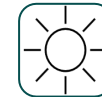
Car Parking



Good Sized Shared
Yard



Connections to all
mains services



Solar



Fibre
Enabled

Accommodation

From the measurements taken on site, the accommodation provides the following Gross Internal Floor Area (GIA):

Description	Sq M	Sq ft
Warehouse	368.76	3,969
Ground Floor Office	73.54	792
First Floor Office	69.04	743
Total	511.33	5,505

Terms

The accommodation is available to let by way of a new lease terms to be agreed.

Rent

On application.

EPC

The property has an Energy performance certificate (EPC) rating of B38.

A full EPC is available on request.

Service Charge

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

Rates

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

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 October 2025. Photographs dated October 2025.

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