

To Let

Energy House, Chesterton
Road, Eastwood Trading
Estate, Rotherham, S65 1TE

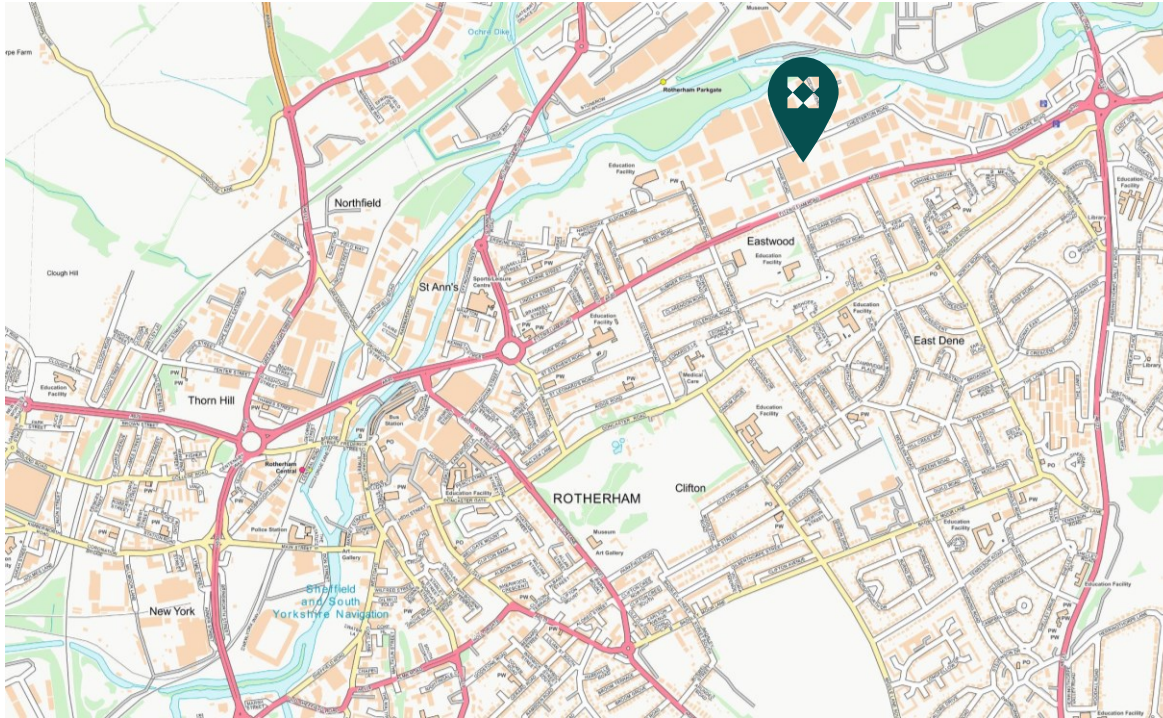
504 - 21,437 sq ft (46.82 - 1,991.56 sq m)

- 32 Newly refurbished industrial / warehouse units.
- Established Industrial location home to occupiers including Precision Timber, Courier Logistics and JJA Pack.
- Great access to Rotherham town centre and the M1 Motorway.

Your partners in property



Location



Energy House is located on Eastwood Trading Estate, an established industrial location that lies near Centenary Way, the main arterial route through Rotherham. This provides great access to Rotherham Town Centre, located just 2 miles away. Junction 1 of the M18 is just 4.5 miles to the southeast, while Junction 33 of the M1 is positioned 4.5 miles to southwest. This provides great local and national connections for any ingoing occupier.

Eastwood Trading Estate is home to a variety of local and national occupiers, including Courier Logistics, Precision Timber, and Wolseley Plumb & Parts.



By Road

Approximate road travel distances are as follows:

Junction 1 M18:	4.5 miles
Rotherham Town Centre	2 Miles
Sheffield City Centre:	10.6 miles
Junction 33 M1	4.5 miles

Description

The premises comprise 32 newly refurbished modern industrial/warehouse units of steel frame construction with clad elevations set under a series of pitched and mono-pitched roofs incorporating translucent roof panels.

Each unit generally comprises the following specification:

- Electric roller shutter loading doors.
- Ample car parking.
- Three-phase power supply.
- Connections to all main services.
- Up to m eaves.
- Good sized yard.
- Newley refurbished.
- LED Lighting.
- Newly refurbished
- W/C's



m Eaves



Electric Loading Doors



Newley Refurbished



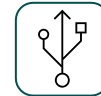
LED Lighting



Car Parking



Good Sized Yard



Connections to all mains services



Three-phase Power



Great Location

Accommodation

From the measurements provided, the accommodation provides the following Gross Internal Floor Area (GIA):

Description	Sq M	Sq ft
Unit 1	98.48	1,060
Unit 2	94.20	1,014
Unit 3	47.01	506
Unit 4	48.59	523
Unit 5	122.54	1,319
Unit 6	122.63	1,320
Unit 7	122.63	1,320
Unit 8	122.63	1,320
Unit 9	122.63	1,320
Unit 10	122.63	1,320
Unit 11	122.73	1,321
Unit 12	123.00	1,324
Unit 13	116.41	1,253
Unit 14	893.73	9,620
Unit 15	108.42	1,167

Description	Sq M	Sq ft
Unit 16	282.05	3,036
Unit 17	124.68	1,342
Unit 18	163.23	1,757
Unit 19	128.67	1,385
Unit 20	124.77	1,343
Unit 21	115.76	1,246
Unit 22	119.94	1,291
Unit 23	125.51	1,351
Unit 24	121.80	1,311
Unit 25	121.33	1,306
Unit 26	46.82	504
Unit 27	314.48	3,385
Unit 28	320.24	3,447
Unit 29	203.92	2,195
Unit 30	137.13	1,476
Unit 31 (Ground floor storage)	367.71	3,958
Unit 32 (First floor storage)	208.94	2,249

The units can be combined to accommodate occupier requirements.

Terms

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

EPC

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.



00 GROUND FLOOR PLAN
SCALE 1:200 @A1



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 January 2026. Photographs dated December 2025.

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