

# To Let

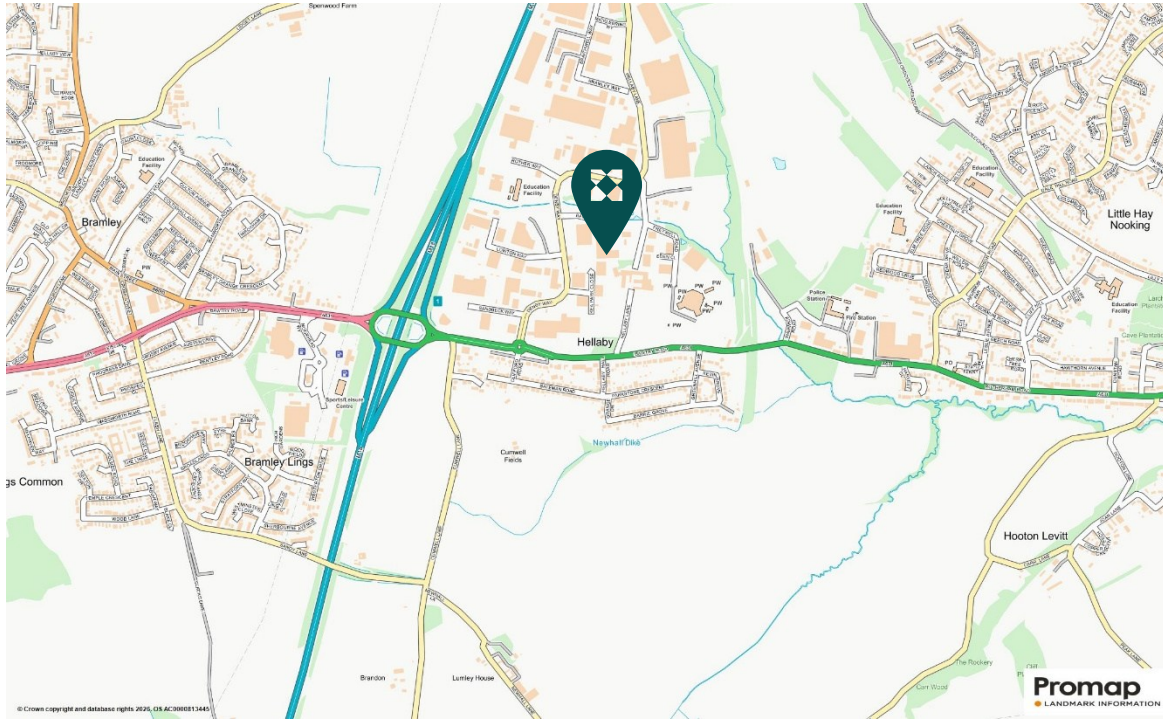
Unit 2 Barbados Way,  
Hellaby, Rotherham, S66  
8RX

**50,705 sq ft (4,710.49 sq m)**

- Detached unit on established estate.
- Large Self-contained yard.
- Fitted offices and ancillary welfare facilities.
- 750 kVA incoming power
- Located at J1 M18 Motorway



# Location



The unit is located on Barbados Way, which directly connects to Denby Way, the main thoroughfare through the established Hellaby Industrial Estate. Denby Way provides immediate access to Junction 1 of the M18, which is situated just 0.7 miles away.

Hellaby Industrial Estate is an established industrial location with a mix of warehouse and distribution occupiers, including Great Bear Distribution, Alliance Automotive Group, Clipper Logistics, KP Snacks and Culina, who each occupy substantial premises in the area.



## By Road

Approximate road travel distances are as follows:

Junction 1 M18:	0.7 miles
Junction 35 A1(M):	6.0 miles
Junction 32 M1:	6.0 miles
Rotherham Town Centre:	8.9 miles
Sheffield City Centre:	13.2 miles
Doncaster City Centre:	11.6 miles

# Description

The accommodation comprises a detached and self-contained industrial / warehouse unit with two storey office accommodation and substantial secure yard and separate staff car parking. It is of steel portal frame construction with part clad and part brickwork elevations which is set beneath a dual pitch profile clad roof incorporating transparent roof lights. The premises are finished to the following specification:

- 6.4m eaves.
- 5 Electric ground level loading doors
- Fitted high quality offices
- WCs, Kitchen and staff welfare areas.
- Concrete floor.
- LED lighting to the office and warehouse
- Fibre enabled
- Connections to all main services, including three phase electricity.
- Good sized yard and car parking
- Solar PV
- Significant Power Supply of 750 KVA



6.4m Eaves



5x Ground Level  
Loading Doors



Fitted  
Offices



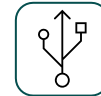
LED Lighting



Car Parking



Good Sized  
Yard



Connections to all  
mains services



750 KVA  
Power Supply



Fibre  
Enabled

## Accommodation

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

Description	Sq M	Sq ft
Warehouse	4,287.61	46,153
Ground Floor Office	221.94	2,389
First Floor Office	200.94	2,163
<b>Total</b>	<b>4,710.49</b>	<b>50,705</b>

## Terms

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

## EPC

The premises has an Energy Performance Certificate (EPC) of D88.

A full EPC is available on request.

## Rates

The premises have a rateable value of £217,000.

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 Joint Agents Knight Frank or CPP



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Particulars dated February 2026. Photographs dated February 2026.

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