

# Stoddart Way

Unit 10, Stoddart Way, Parkgate, Rotherham, S62 6LF



To Let  
**U10**

Roadside Premises suitable for a variety of uses including Industrial, Warehouse, Trade, Leisure and Retail Use (STP).

12,266 sq ft (1,140 sq m) on a large site area.



The premises are located fronting the main thoroughfare of Great Eastern Way (A6123) accessed from Stoddart Way immediately adjacent to the Foundry Retail Park within the Parkgate area of Rotherham.

The premises are located 2 miles north east of Rotherham town centre and 3.5 miles from the M1 at Junction 34. The M18 at Junction 1 is also easily accessible to the east.

The surrounding area is an established commercial location, home to Foundry Retail Park and Parkgate Retail Park the main retail offering in Rotherham. Barbot Hall Industrial Estate is also located close by, home to a mixture of industrial and warehouse occupiers, as well as a number of trade occupiers including Travis Perkins, Screwfix and Howdens.



\*Indicative plan



Accommodation (GIA)	SQ M	SQ FT
Unit 10 – Ground Floor	1,140	12,266

## Description

The accommodation comprises a detached property of steel portal frame construction with brick and clad elevations set beneath a pitched roof. The unit has a full height loading door and separate personal entrance.

The unit has most recently been used as a gym but can be stripped out / refurbished to suit the requirements of an incoming occupier.

Externally, the site benefits from a large car parking area to the front of the premises and loading area to the rear.

## Use

The premises are suitable for a variety of uses including industrial, warehousing, trade or retail and leisure subject to obtaining the necessary planning consent.

## Terms

The premises are available to let by way of a new lease on terms to be agreed.

## Quoting Terms

On application.

## Legal Costs

Each party to bear their own legal costs incurred.

## EPC

B-41

## AML

The tenant will be required to satisfy AML requirements.

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