

# TO LET.

*New Industrial/Warehouse Development – 5,440 - 38,780 sq.ft.*



**Kingsforth Business Park, Kingsforth Lane,  
Thurcroft, Rotherham, S66 9HU.**

## Location.

Kingforth Business Park is a new development located in the Thurcroft area of Rotherham, forming part of the established Thurcroft Industrial Estate.

The development is accessed from Kingsforth Rd, which in turn provides access on to Woodhouse Green. Kingsforth Lane is easily accessible providing access to Junction 1 M18, approximately 1.6 miles to the North.

Surrounding occupiers on the estate include TG Commercial, Health Beds, and Ultimate Battery..

## Description.

The first phase of development at Kingsforth Business Park will comprise two terraces of industrial / warehouse units. The units are designed with flexibility for units to be combined to offer a range of unit sizes.

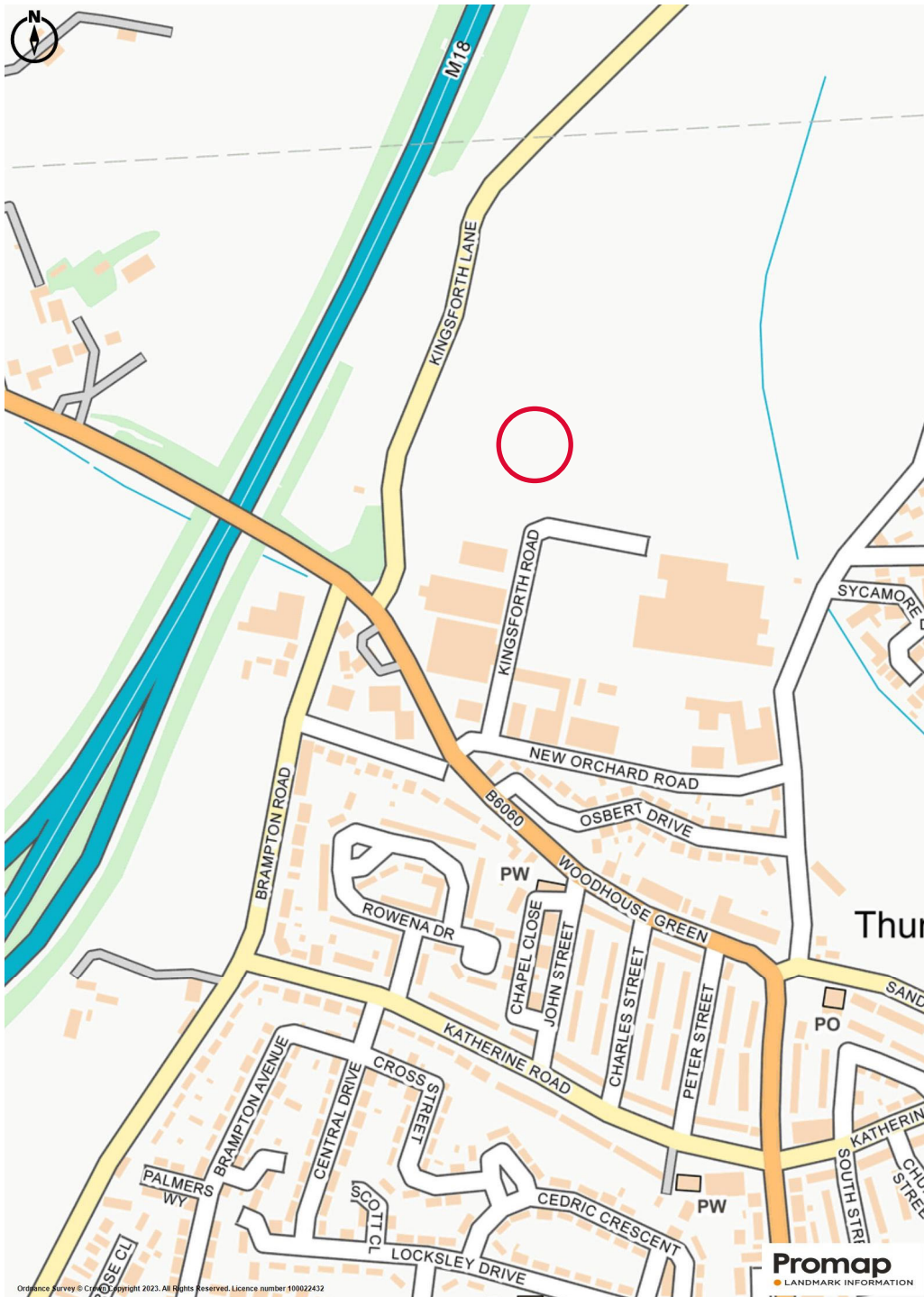
Development has started on site and premises will be finished to a specification to include the following:-

- 6.5m clear internal height
- Fully insulated building with full height roller shutter loading doors
- Fitted office accommodation to Ground and First Floor
- Lighting to the warehouse
- Connections to all mains services, including three phase electricity
- Good sized external loading area with dedicated car parking
- Fibre enabled

## Quoting Rent.

On application.

Subject to Contract.





# Accommodation.

From the information provided, we understand that the accommodation will provide the following gross internal floor areas.

## PHASE 1

### Block 4

Description	GF Warehouse and Office		FF Office		Total GIA	
	Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft
Unit 14	UNDER OFFER					
Unit 15	LET					
Unit 16	448.7	4,840	55.7	600	505.4	5,440
Unit 17	448.7	4,840	55.7	600	505.4	5,440
Unit 18	1,147.3	12,350	102.2	1,100	1,249.5	13,450
Total	2,044.7	22,030	213.6	2,300	2,260.30	24,330

### Block 5

Description	GF Warehouse and Office		FF Office		Total GIA	
	Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft
Unit 19	LET					
Unit 20	LET					
Unit 21	LET					
Unit 22	448.7	4,840	55.7	600	505.4	5,440
Unit 23	448.7	4,840	55.7	600	505.4	5,440
Unit 24	917.8	9,880	102.2	1,100	1,020	10,980
Total	1,815.2	19,560	213.6	2,300	2,030.8	21,860

Note: Units can be combined to accommodate larger requirements.

## PHASE 2



### Block 1

Description	GF Warehouse and Office		FF Office		Total GIA	
	Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft
Unit 1	688	7,410	102.2	1,100	790	8,510
Unit 2	449	4,840	55.7	600	505	5,440
Unit 3	449	4,840	55.7	600	505	5,440
Unit 4	449	4,840	55.7	600	505	5,440
Unit 5	449	4,840	55.7	600	505	5,440
Unit 6	688	7,410	102.2	1,100	790	8,510
Total	3,172	34,180	427.2	4,600	3,600	38,780

### Block 2

Description	GF Warehouse and Office		FF Office		Total GIA	
	Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft
Unit 7	459	4,940	55.7	600	515	5,440
Unit 8	459	4,940	55.7	600	515	5,440
Unit 9	459	4,940	55.7	600	515	5,440
Unit 10	459	4,940	55.7	600	515	5,440
Unit 11	688	7,410	102.2	1,100	790	8,510
Total	2,524	27,170	325	3,500	2,850	30,270

### Block 3

Description	GF Warehouse and Office		FF Office		Total GIA	
	Sq M	Sq Ft	Sq M	Sq Ft	Sq M	Sq Ft
Unit 12	918	9,880	102	1,100	1,020	10,980
Unit 13	918	9,880	102	1,100	1,020	10,980
Total	1,836	19,760	204	2,200	2,040	21,960

Note: Units can be combined to accommodate larger requirements.

## Terms.

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

Phase 1 is due for completion spring 2024.

Phase 2 is expected to reach completion Q4 2024.

## Service Charge.

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

## EPC.

Available on completion

## Due Diligence.

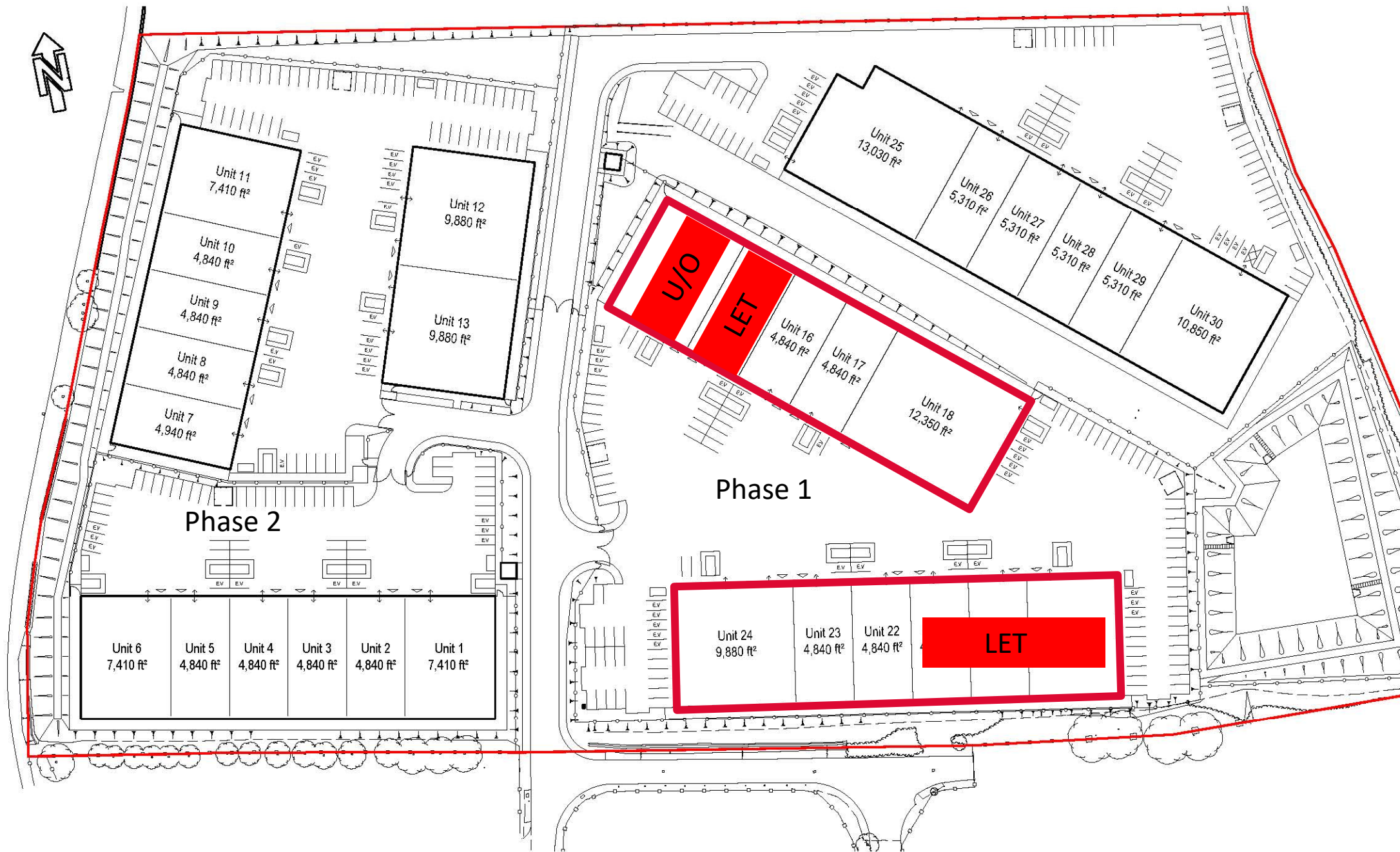
Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

## 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.



# Contact.



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

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## Phase 2 is supported by:



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Particulars dated Updated 21 August 2023. Photographs updated August 2023. Finished unit image for indicative purposes only.

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