

# Goldthorpe Industrial Estate

Commercial Road Goldthorpe S63 9BL

Warehouse | 5,021 ft<sup>2</sup>



Full height roller  
shutters



Eaves height 6m



Office



Ample car parking



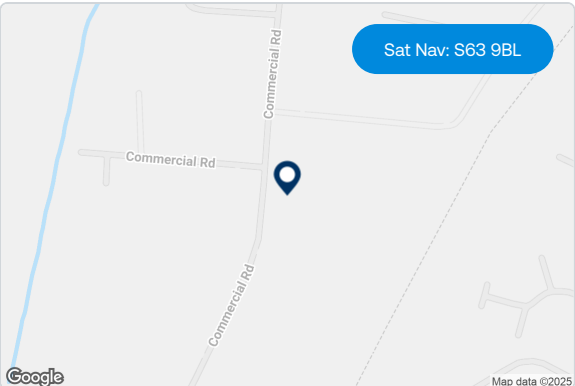
Shared yard



Three-phase power

Available to Let





## Description

The available property is a modern detached industrial / warehouse unit of steel portal frame construction with part-brick and part-metal profile clad elevations, set beneath mono-pitch roofs incorporating translucent roof panels. The premises comprise a specification to include lighting, three- phase power, roller shutter door access, gas blow heaters, office accommodation and an ample central service yard which is shared between Units 14 & 15. The site is fenced and secured and benefits from 24 hour access.

## Location

The premises are located on Commercial Road, within the Goldthorpe area of Rotherham at the boundary with Barnsley, and form part of the established Goldthorpe Industrial Estate. Goldthorpe Industrial Estate benefits from good links via the A635 on to the Dearne Valley Parkway (A6195), providing access to Junction 36 of the M1 Motorway approximately 8.5 miles to the South West and also out to the A1(M) at Junction 37 approximately 9 miles to the North West. The Commercial Road area of Goldthorpe is home to occupiers including Aldi, Dibor, Deafinitions, Solarframe and Tek Group.

## Further information

**EPC**  
Unit 15: C,  
**Rent**  
Monthly rent is an estimate based on a three-year term, excluding VAT, insurance, service charge. Payment terms vary.

**Terms**  
Available on new full repairing and insuring leases.  
**Legal costs**  
All parties will be responsible for their own legal costs incurred in the transaction.

[Book a viewing](#)

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## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 15	Warehouse	5,021	Immediately	3,556
Total		5,021		

Rent is quoted on a per calendar month basis and is provided as a market estimate, subject to change on an assumed three-year term. Rent is exclusive of rates, VAT, insurance, and service charge. Please note that rent payment may not be due monthly.

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