

# Hellaby Industrial Estate

Hellaby Industrial Estate Denby Way, Hellaby Rotherham S66 8QY  
Warehouse | 4,946 - 4,990 ft<sup>2</sup>



LED lighting



Three-phase power



Electric roller shutter door



4.69 m eaves height



Shared yard



Ample car parking

Available to Let





## Description

Hellaby Industrial Estate offers 8 light industrial/warehouse units arranged in 2 terraces with shared yard and car parking areas.

The units are generally finished to a specification to include LED lighting, concrete floors, three-phase power and electric roller shutter doors.

The estate also benefits from office space with kitchenette/WC facilities, 24-hour access and CCTV.

The premises are located on Braithwell Way within the Hellaby area of Rotherham, and form part of the established Hellaby Industrial Estate.

## Location

Braithwell Way is accessed off Micklebring Way which links to Hellaby Lane/ Denby Way - the main thoroughfare through Hellaby Industrial Estate which connects directly to Junction 1 of the M18 Motorway approximately 1.2 miles away, whilst Junction 32 of the M1 Motorway is also approximately 4.4 miles away.

Hellaby Industrial Estate is home to notable occupiers such as Great Bear Distribution, Clipper Logistics, KP Snacks and Culina, who each occupy substantial premises within the surrounding area.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit 9A	Warehouse	4,946	17/04/2026	3,417
Unit 9B	Warehouse	4,990	Under offer	3,223
Total		9,936		

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.

## Further information

### EPC

Unit 9A: C,  
Unit 9B: 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.

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