

# Meadowbank Industrial Estate

Harrison Street Rotherham S61 1EE

Warehouse | 673 - 1,093 ft<sup>2</sup>



Excellent location near M1 motorway



Secure yard area



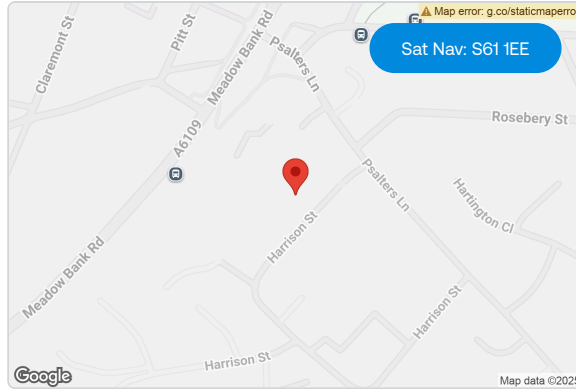
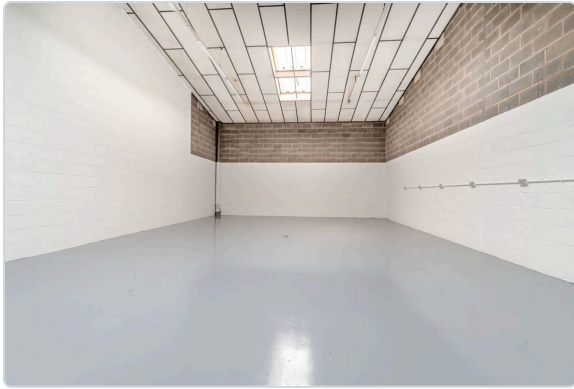
Roller shutter door



LED lighting

Available to Let





## Description

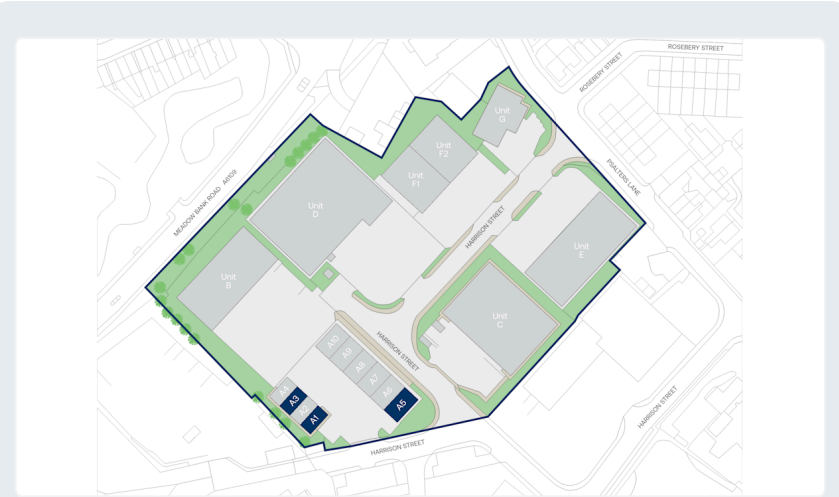
Unit A1 offers 684 sq ft, Unit A3 offers 673 sq ft and Unit A5 offers 1,093 sq ft of versatile business space, ideal for a range of light industrial or storage uses. The unit features a full-height roller shutter door for easy loading access, alongside a separate pedestrian entrance. It is constructed with durable brick/blockwork walls and concrete flooring.

Internally, the space is open plan, allowing for flexible use, and includes a small welfare block. The unit benefits from LED lighting and roof-mounted skylights.

Externally, the unit forms part of a secure, shared yard with allocated vehicle parking directly in front of the unit.

## Location

The estate is located in the Deepdale area of Rotherham, in a well-located industrial area just off Meadowbank Road. The location provides excellent access to the M1 motorway just 1 mile to the southeast and to Rotherham town centre just 1.2 miles to the east.



## Accommodation:

Unit	Property Type	Size (sq ft)	Availability	PCM Rent (£)
Unit A1	Warehouse	684	Immediately	784
Unit A3	Warehouse	673	Immediately	771
Unit A5	Warehouse	1,093	Immediately	1,084
<b>Total</b>		<b>2,450</b>		

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 A1: E, Unit A3: E, Unit A5: D,

**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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