

TRADE COUNTER CENTRE

Parkgate - Rotherham Road - Rotherham - S62 6FP

Units available from 2,009 Sq Ft (187 Sq M) to 7,223 Sq Ft (671 Sq M)



**18,000 VEHICLES PASS
THE SITE ON A DAILY BASIS**

*SOURCE ROTHERHAM METROPOLITAN BOROUGH COUNCIL

**556,605 POPULATION WITHIN 10KM
1,243,907 POPULATION WITHIN 20KM**

*SOURCE FOCUS/ COSTAR

JOIN

NATIONAL
TYRES AND AUTOCARE



ONLY 2 UNITS (2,009 - 7,223 SQ FT) REMAINING

www.littonproperties.co.uk/developments/trade-world-rotherham

DESCRIPTION

Ideally located for Rotherham town centre

Trade World amounts to 43,977 sq ft (4,087 sq m) of trade retail accommodation in a terrace with units ranging in size from 2,009 sq ft (187 sq m) to 7,223 sq ft (671 sq m). Trade World also offers 150 car parking spaces.

A new access road will be created off A633 Rotherham Road with servicing being provided through a separate access via The Gateway.

Occupiers on Stadium Court include:

- Graham Plumbing & Heating Warehouse
- HES Sales (UK) Ltd
- Howdens Joinery Centre
- Dulux Decorator Centre



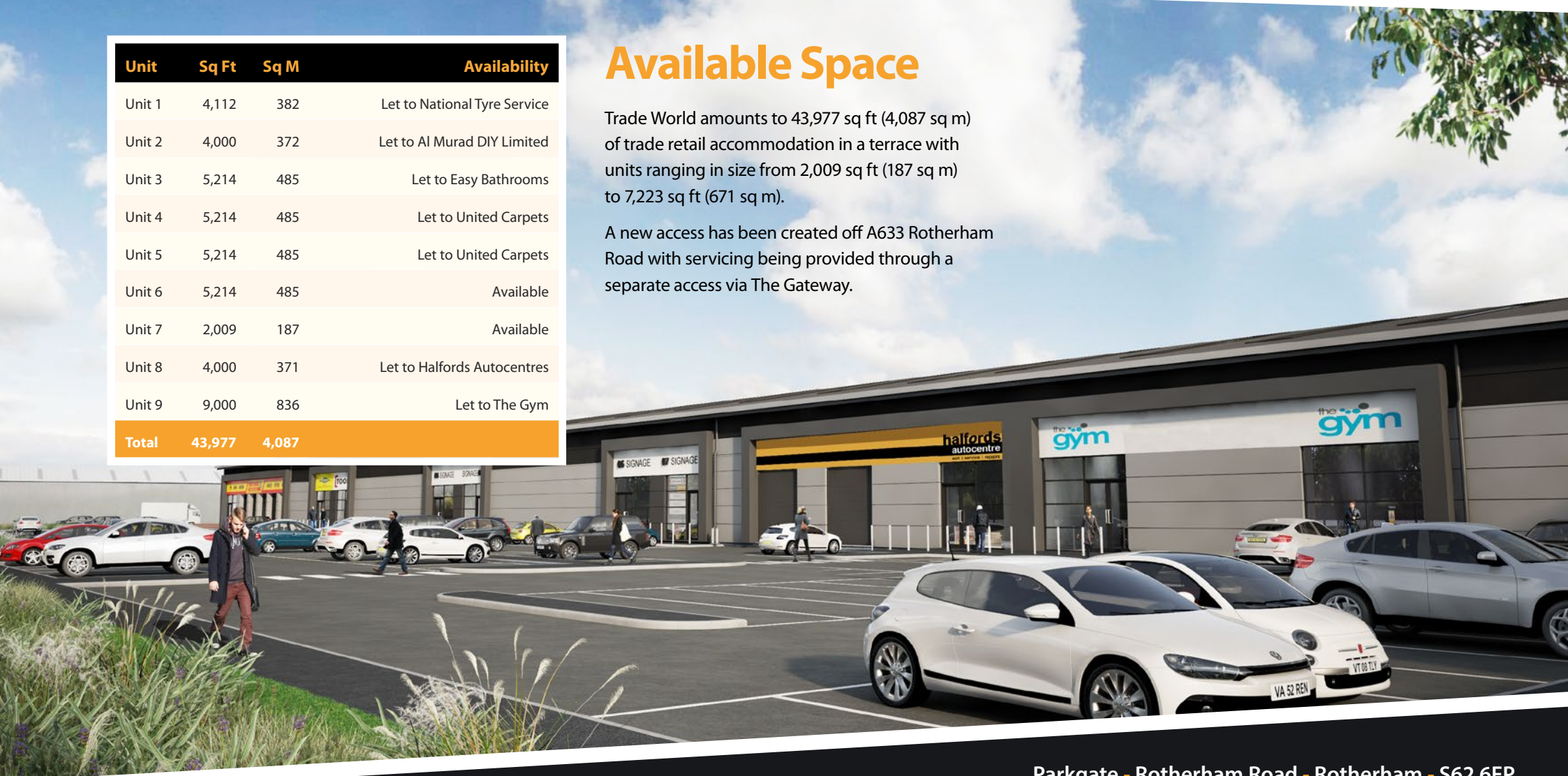
AVAILABILITY

Unit	Sq Ft	Sq M	Availability
Unit 1	4,112	382	Let to National Tyre Service
Unit 2	4,000	372	Let to Al Murad DIY Limited
Unit 3	5,214	485	Let to Easy Bathrooms
Unit 4	5,214	485	Let to United Carpets
Unit 5	5,214	485	Let to United Carpets
Unit 6	5,214	485	Available
Unit 7	2,009	187	Available
Unit 8	4,000	371	Let to Halfords Autocentres
Unit 9	9,000	836	Let to The Gym
Total	43,977	4,087	

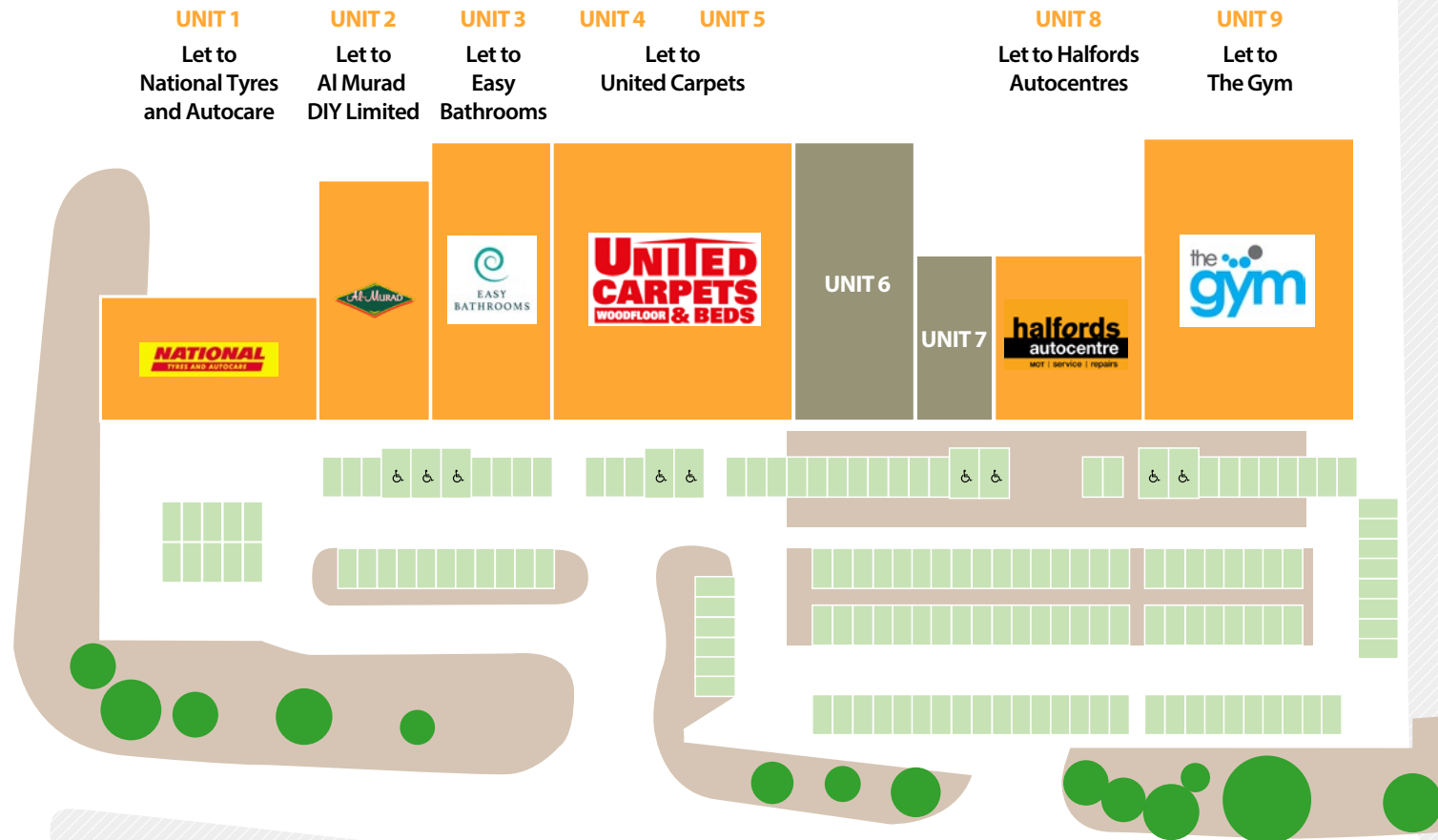
Available Space

Trade World amounts to 43,977 sq ft (4,087 sq m) of trade retail accommodation in a terrace with units ranging in size from 2,009 sq ft (187 sq m) to 7,223 sq ft (671 sq m).

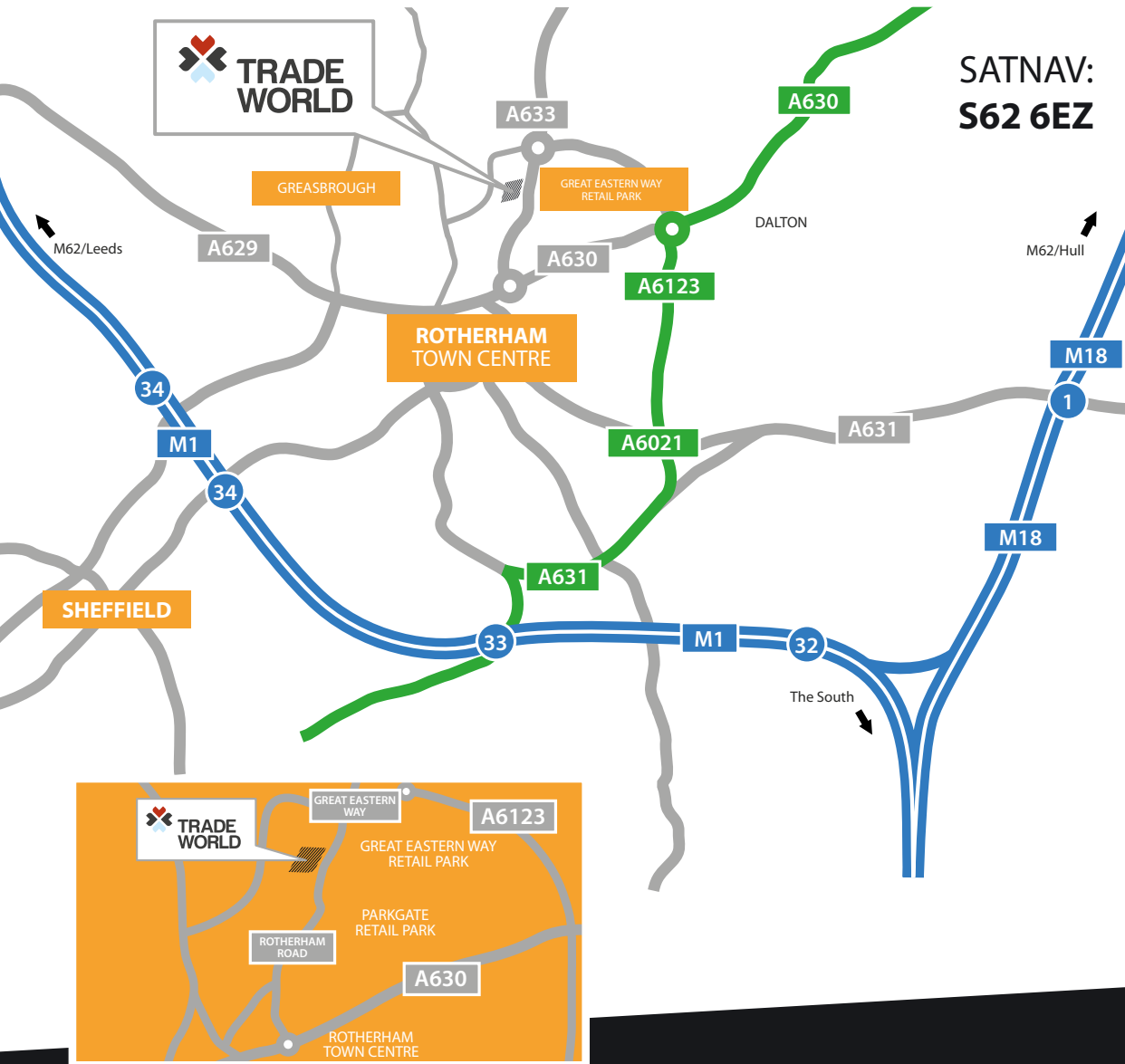
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SITE-PLAN



LOCATION



SATNAV:
S62 6EZ

Rotherham is a major town in South Yorkshire which is conveniently located 4 miles from Sheffield and 33 miles from Leeds.

In addition it is ideally located for access to the national motorway network being 3 miles from the M1 (J33/J34/J35) and 7 miles from the M18 (J1)

The site itself is located on the major Rotherham Road, adjacent to a major retail park, Retail World, with easy access from the main arterial routes of the A633, A630 & A629 and just 1 mile from Rotherham town centre.

	MILES	MINS
Rotherham Centre	1	2
M1	3	8
M18	7	15
Sheffield	8	18
Leeds	34	39
Manchester	44	69
Hull	59	66

ENQUIRIES

Terms

Lease available by way of a new 15 year effective full repairing & insuring lease with 5 yearly upward only rent reviews.

Planning

The scheme benefits from an existing B8 trade counter planning use with 20% A1 Retail for each unit. Further details available on request.

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