

TRADE COUNTER CENTRE

Trade World - Rotherham Road - Rotherham - S62 6FP



**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



**FINAL UNITS AVAILABLE
2A (711 SQ FT) & 6 (5,334 SQ FT)**

DESCRIPTION

Ideally located for Rotherham town centre

Trade World amounts to 44,979 sq ft (4,178 sq m) of trade retail accommodation in a terrace with units ranging in size from 711 sq ft (66 sq m) to 9,079 sq ft (843 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

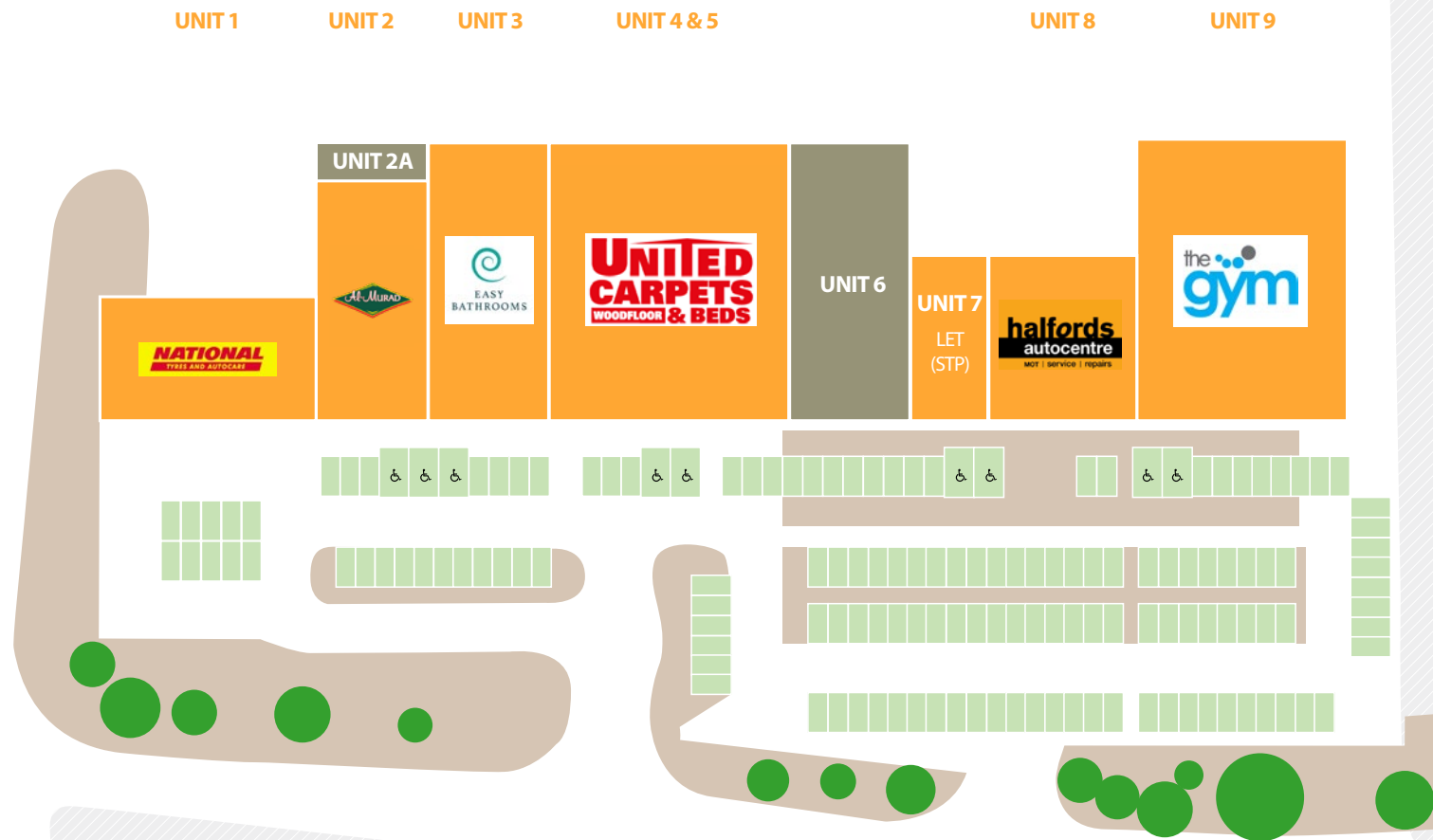
| Unit | Sq Ft | Sq M | Availability |
|--------------|---------------|--------------|------------------------------|
| Unit 1 | 4,112 | 382 | Let to National Tyre Service |
| Unit 2 | 4,065 | 378 | Let to Al Murad DIY Limited |
| Unit 2A | 711 | 66 | Available (storage space) |
| Unit 3 | 5,214 | 485 | Let to Easy Bathrooms |
| Unit 4 | 5,220 | 485 | Let to United Carpets |
| Unit 5 | 5,220 | 485 | Let to United Carpets |
| Unit 6 | 5,334 | 495 | Available |
| Unit 7 | 2,018 | 187 | LET (subject to planning) |
| Unit 8 | 4,006 | 372 | Let to Halfords Autocentres |
| Unit 9 | 9,079 | 843 | Let to The Gym |
| Total | 44,979 | 4,178 | |

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SITE-PLAN



LOCATION



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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