

FOR SALE

Prime
Development
Site

**ALDWARKE
LANE**

ROTHERHAM
S65 3SH

24.4 ACRES
APPROX



SHEFFIELD

ROTHERHAM

EAST DENE

ROTHERHAM / SHEFFIELD / M1

A630

RIVER DON

A6123 / ALDWARKE LANE

ROTHERHAM / SHEFFIELD

PARKGATE LINK ROAD

RAIL

ALDWARKE
LANE

AIRIAL

Overview

The site is located to the east of Rotherham town centre and is situated in a prominent position fronting Aldwarke Lane (A6123).

The property benefits from direct access to both Junction 33 of the M1 Motorway via the A6123 and Junction 1 M18 Motorway within a 4.5 miles radius. Rotherham town centre is easily accessible within 2.3 miles via the A630.

The surrounding area includes a mix of national, regional and local companies including: Liberty Steels, Graphic Packaging, Planet X and Minster. The location also benefits from a number of retail and amenity offerings including: Asda, KFC, Iceland and McDonalds together with a proposed access to Parkgate Retail Park via the new Parkgate Link Road and Park & Ride.



Description

The property comprises a predominantly flat site with a proposed access directly off Aldwarke Lane.

The site, which is an allocated strategic employment site benefits from an outline planning application that was granted on 20 June 2024 to provide 333,000 sq ft of B2/B8 employment space on a Gross External Basis (GEA). Planning reference: RB2023/0515.



CGI illustration



Unit	SQ FT	SQ M
1A	4,500	418
1B	6,000	557
1C	8,000	743
1D	9,500	883
2A	6,000	557
2B	4,000	372
2C	4,000	372
2D	6,000	557
2E	7,000	650
3	30,000	2,787
4	42,000	3,902
5	15,000	1,394
6	75,000	6,968
7	20,000	1,858
8	50,000	4,645
Total	287,000*	26,663

*Gross Internal Area

Industrial Property Market

The industrial market in Yorkshire has gone from strength to strength for small and mid-sized units (5 – 100,000 sq ft) with a number of recent developments being let within a few months of practical completion. Headline comparables for the region include:

Date	Address	Size (sq ft)	Tenant	Rent (£psf)	Term
U/O	Unit 1 Avion, Doncaster	56,000	Confidential	£8.25	5 year lease
June 2026	Unit A Millenium Business Park, Mansfield	40,325	Stagecoach	£8.00	5 year lease
June 2026	Unit E Vector 31, Rotherham	11,649	Hire Station	£8.50	10 year term
June 2026	Units 3 & 4 Grange 34, Sheffield	30,200	Bestsellers	£8.50	10 year lease
May 2026	T1 Sheffield Business Park	33,761	Go Interiors	£9.57	10 year lease
March 2026	Unit 2, Grange 34, Sheffield	22,500	ACM	£8.50	7 year lease
October 2025	Unit 4 Catalyst, Sheffield	28,310	Cosmic Repair	£10.50	10 year lease

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○ Tenure

Available on a
freehold basis.

○ Proposal

Offers will be invited for the
freehold interest in the property.

○ Further Information

For further information or for access to
the data room, please contact the sole
selling agents, GV&Co.

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