

CABOTROTHERHAM92.COM

CABOT | ROTHERHAM 92

HELLABY LANE
HELLABY INDUSTRIAL ESTATE
ROTHERHAM **S66 8HN**

REFURBISHMENT UNDERWAY

IMAGE RETOUCED TO SHOW
REFURBISHED CONDITION

CABOT | ROTHERHAM 92

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AVAILABLE
AUTUMN 2026

A WELL ESTABLISHED LOGISTICS HUB

Cabot Rotherham is located in Hellaby Industrial Estate, Rotherham, a well-established logistics hub with excellent access to the M18 and wider national motorway network. Positioned close to the M1 and A1(M), the site offers fast, reliable connectivity across the North, Midlands and beyond.

With major population centres such as Sheffield, Leeds, Manchester and the Humber ports within easy reach, Rotherham has become a strategic base for retailers, distributors and 3PL operators seeking efficient national coverage and strong east-west and north-south transport links.

TRANSPORT LINKS

M18 (J1)	1.3 miles
M1 (J31)	4.7 miles
A57	5.7 miles
A1 (M) (J35)	7.7 miles
M62 (J33)	34 miles

AIRPORTS

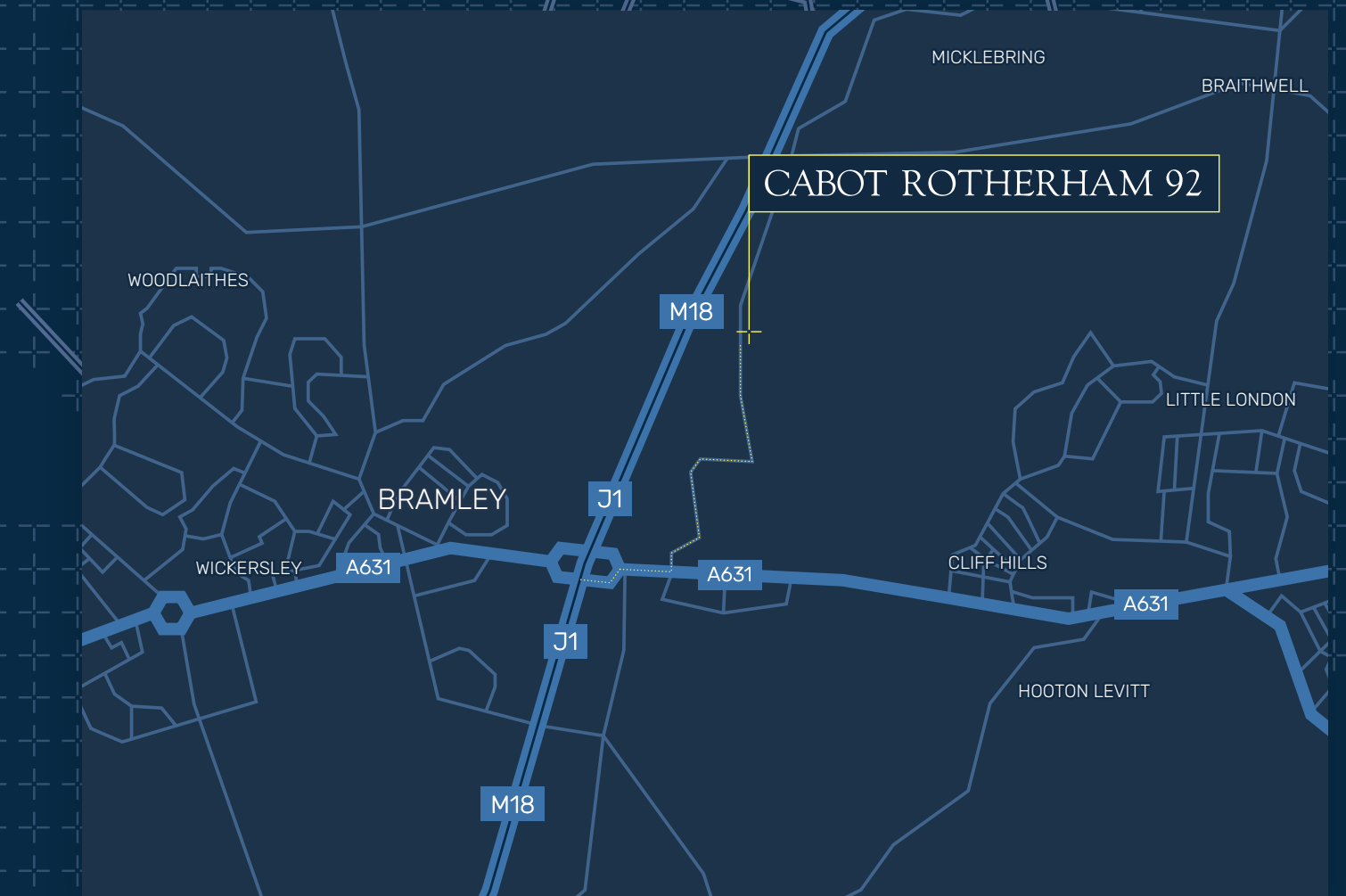
Doncaster Sheffield	15 miles
East Midlands	47 miles
Manchester	57 miles

LOCATION

Rotherham	6.3 miles
Doncaster	12 miles
Sheffield	13 miles
Leeds	42 miles
Manchester	50 miles

PORTS

Hull	58 miles
Grimsby	60 miles
Liverpool	97 miles



UNRIVALLED MOTORWAY ACCESS

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Cabot Rotherham is strategically positioned just off the M18 at Junction 1, with rapid onward access to both the M1 and A1(M), making it an excellent location for logistics and distribution operators.

IMAGE RETOUCHED TO SHOW REFURBISHED CONDITION

ENGINEERED FOR LOGISTICS & DISTRIBUTION

Cabot Rotherham provides 92,723 sq ft of warehouse accommodation, currently under refurbishment, due to complete Autumn 2026. The property benefits from an EPC rating of B41, generous on-site car parking, six dock-level loading doors and five level access doors, making it well suited to distribution and logistics occupiers.



SIZE SQ FT
92,723



AREA (ACRES)
5.33



SITE COVERAGE
40%



EAVES HEIGHT
12m



DOCK LEVEL DOORS
6



LEVEL ACCESS DOORS
5



CURRENT POWER
134kva*



EPC RATING
B41
Valid to Feb 2032



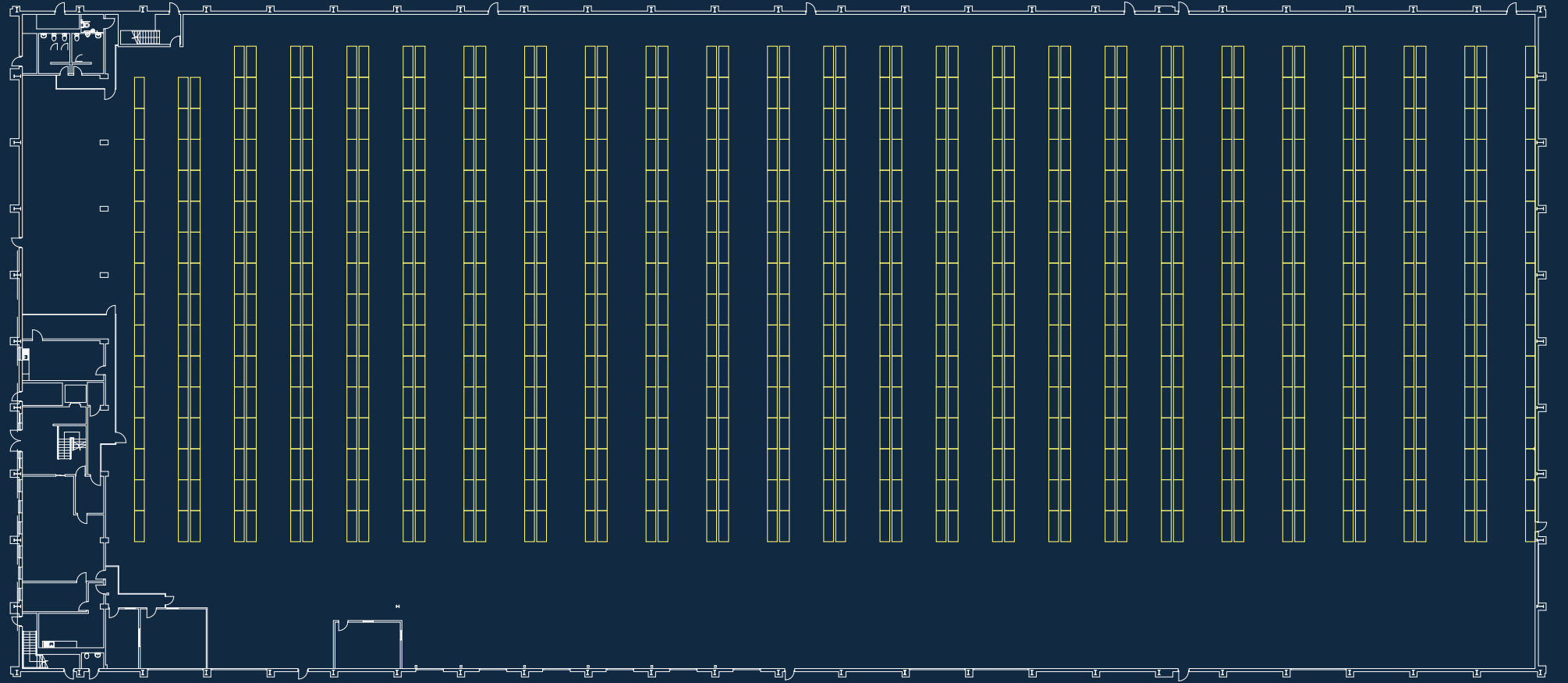
CAR PARKING
49

CABOT ROTHERHAM 92	SQ FT	SQ M
WAREHOUSE	84,778	7,876
GROUND FLOOR OFFICE	2,626	244
FIRST FLOOR OFFICE	5,319	494
TOTAL	92,723	8,614
MEZZANINE	10,748	999

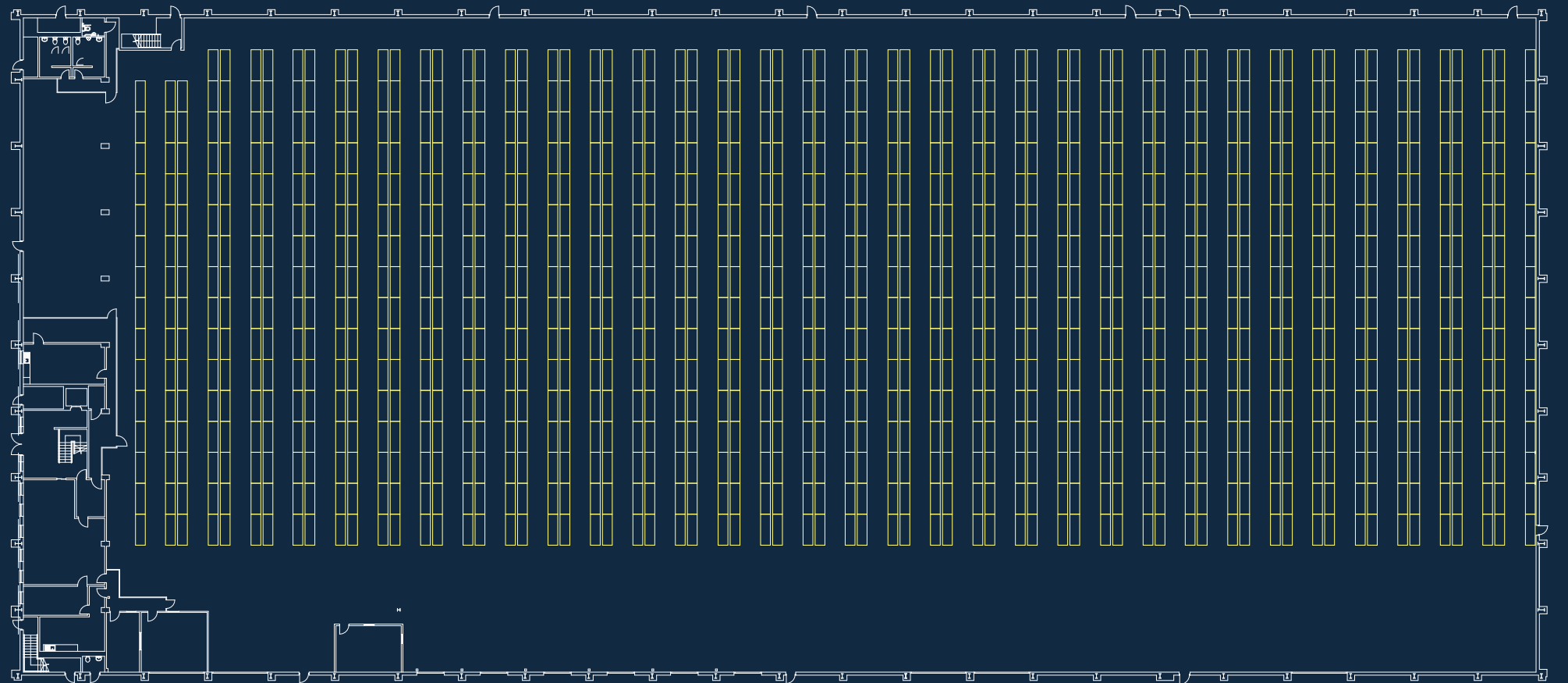
*Current power supply, Landlord applying to increase.



WIDE
AISLE
RACKING
10,710
PALLET



NARROW
AISLE
RACKING
14,472
PALLET





MONEY LAUNDERING

To comply with our legal responsibilities for Anti-Money Laundering, it is necessary to check all parties involved in this transaction. It is the responsibility for parties on both sides to provide information necessary to complete these checks before the deal is completed. Information required will include:

- Corporate structure and ownership details;
- Identification and verification of ultimate beneficial owners;
- Satisfactory proof of the source of funds for the buyers/funders/lessee.

TERMS

Available by way of a new lease on terms to be agreed. Subject to Contract.

BUSINESS RATES

We understand from the VOA the Rateable Value is £505,000 from 1st April 2026

PLANNING

We understand the property has consent for B8 use, and that there are no hours of use or noise restrictions. Interested parties should satisfy themselves in this regard.

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For any further information,
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ARRANGES.UNRATED.GLOBE

PROPERTY MISDESCRIPTIONS ACT 1991 B8 Real Estate for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that: 1. These particulars do not constitute any part of an offer or contract. 2. The information contained within these Particulars has been checked and unless otherwise stated is believed to be materially correct at the date of publication. After publication circumstances may change beyond our control, but prospective purchasers or Tenants will be informed of any significant changes as soon as possible. 3. All descriptions, statements, dimensions, references to condition and permissions for use and occupation or other details are given in good faith and are believed to be correct but are made without responsibility and should not be relied upon as representations of fact. Intending Purchasers or Tenants should satisfy themselves as to their correctness before entering into a legal contract. 4. All plant, machinery, equipment, services and fixtures and fittings referred to in these particulars were present at the date of publication. However, they have not been tested and therefore we give absolutely no warranty as to their condition or operation. 5. Unless otherwise stated all prices, rents and other charges are quoted exclusive of VAT. Any intending Purchaser or Tenant must satisfy themselves independently as to the incidence of VAT in respect of any transaction. 6. The Vendors or Lessors do not make or give nor does the Agent nor any person in their employment, have any authority to make or give any representation or warranty whatsoever in relation to this property. June 2026. Designed by