

Property Consultants



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Hawk Works, 105A Mary Street, Sheffield S1 4RT

To Let

Forge Island, Bridge St, Rotherham S60 1QJ



- **Exciting New Leisure Destination in the Heart of South Yorkshire**
- **Development Anchored By Travelodge & Arc Cinema**
- **Outdoor Seating Area Overlooking Major New Public Square**
- **Suitable for a Variety of Uses (Subject to Planning)**
- **Secure 24 Hour Parking with 340 Spaces**
- **Easy Walking Distance to Town Centre**
- **Final Unit Remaining – Immediately Available**

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LOCATION

Forge Island occupies a prominent riverside position on the western edge of Rotherham town centre, situated between the River Don and the Rotherham Cut canal. The development is linked directly to the established retail and commercial centre by pedestrian bridges and enjoys convenient access to the town's shops, services and other amenities.

The property is within easy walking distance of Rotherham Central railway and tram-train station and Rotherham Interchange, providing regular public transport connections throughout the borough and to Sheffield and the wider South Yorkshire region. Road communications are also good, with the nearby A630 providing a direct route to Junction 33 of the M1 motorway and onward access to Sheffield, Doncaster and the national motorway network.

The combination of a highly accessible town-centre location, attractive waterside environment and growing leisure offer provides a strong setting for businesses seeking representation within Rotherham's principal regeneration area.

DESCRIPTION

Forge Island is a newly developed leisure destination comprising an eight-screen Arc Cinema, Travelodge hotel and a range of restaurant and food and beverage operators arranged around a major new public square.

Two units remain available within the scheme. Unit 3 comprises fitted restaurant accommodation capable of being occupied with limited additional works, subject to the incoming occupier's requirements. Unit 2 is provided in a shell and core condition and could potentially be subdivided.

The units benefit from prominent glazed frontages, dedicated external seating areas and views across the landscaped public realm, river and canal. The accommodation is capable of supporting mezzanine floors of up to approximately 70% of the ground-floor area, subject to the necessary consents.

Customers benefit from a secure 24-hour, 340-space multistorey car park incorporating accessible spaces and electric vehicle charging points. Visitors will benefit from a 4-hour parking concession.

RATES

Information available on request.

RENT DEPOSIT

A rent deposit may be required to be held over the term of the lease.

RENT

Unit 2 - £60,000 per annum

Unit 3 – Under Offer

VAT will be payable.

ACCOMMODATION (Approx internal areas)

Hotel	Let to Travelodge	
Cinema	Let to Arc Cinema	
Unit 1	Let to Smoke and Pepper	
Unit 2	3,090 sq ft	287.1 sq m
Unit 3	Under Offer	
Unit 4	Let to Vetro Lounge	
Unit 5	Let to Heavenly Desserts	

LEASE

The premises are offered on a new lease on terms to be agreed.

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

Mark Holmes – Crosthwaite Commercial

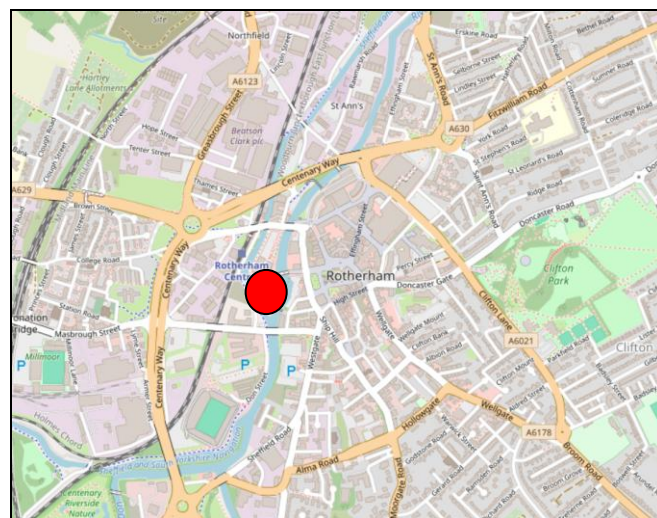
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SUBJECT TO CONTRACT & AVAILABILITY

August 2026