

Reference: RMC11401

3 Coronation Bridge, Rotherham, S61 1AA

Rotherham, S61 1AA

☆ Flexible Lease Available

To Let

£380 pcm

940 sq ft

Flexible Use

 [Google Maps](#)



3 Coronation Bridge, Rotherham, S61 1AA



£380 per month + VAT

£4,560 p/a · £5 per sq ft



Flexible Use

For multiple industries



940 sq ft internal

87 sq m



Reference

RMC11401



24/7 access



Electric roller shutters



Kitchen



LED lighting

WHAT'S NEARBY



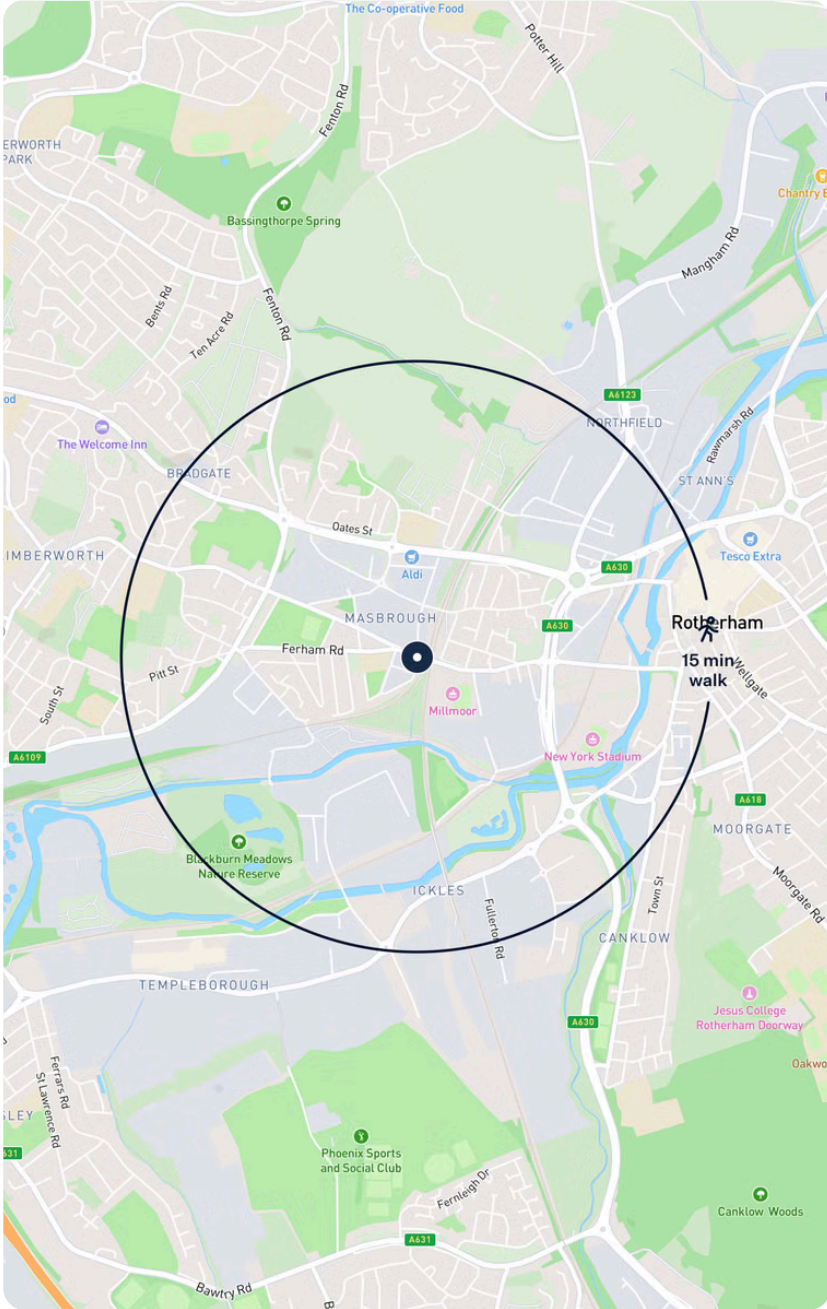
Rotherham Town Centre

18 min walk



[Google Maps](#)





Location

3 Coronation Bridge, Rotherham, S61 1AA

 funded.forgot.charge

 [Google Maps](#)

WHAT'S NEARBY



Rotherham Town Centre

18 min walk

Rotherham

15 min
walk

Cost Breakdown

Costs Per Month

Rent	£380
Business Rates	£270
Insurance	£20
Service Charge	Call for details
Total	Call for details

All figures quoted are exclusive of VAT which is applicable.
We advise checking exact business rate amounts with the VOA.

Costs Per Annum

Rent	£4,560
Business Rates	£3,240
Insurance	£240
Service Charge	Call for details
Total	Call for details

All figures quoted are exclusive of VAT which is applicable.
We advise checking exact business rate amounts with the VOA.



Contact us

Terms

Available on The Arch Company's Standard Occupation Agreement typically 6 years with a flexible rolling 6-month break clause.

All agreements will be granted outside Sections 24-28 of the Landlord and Tenant Act 1954 Part II.

The Code for Leasing Business Premises in England & Wales (2020). We strongly recommend that all interested parties refer to this Professional Statement from the RICS and seek professional advice from a Chartered Surveyor before signing a business tenancy agreement.

All properties are offered subject to contract and availability. These particulars are believed to be correct when published, but we cannot accept any liability whatsoever for any misrepresentation made either in these particulars or orally. Intending purchasers or tenants are strongly advised to make their own enquiries to check these particulars to satisfy themselves that the property is suitable for their purchase. They may be subject to VAT.

Particulars issued March 2026.

Get in touch with the agent

Whether you've already found a space you love or want to explore your options, our expert team is here to help.

 **03335544139**

 **info@thearchco.com**

 **<https://thearchco.com>**

