

# FORGE ISLAND

AN EXCITING NEW LEISURE DESTINATION  
COMING TO ROTHERHAM



## SPACES TO LET - ON SITE SUMMER 2022

- Eight-screen, 850-seat cinema - secured
- 69 bedroom hotel - secured
- 350 car parking spaces - available
- Five café/bar restaurant units from 1,500 to 5,600 sq. ft - available
- New public square and extensive public realm
- Waterside location

Market Street, Rotherham S60 1QE

Planning secured and contracts exchanged with:





### JOIN US AT FORGE ISLAND

Forge Island is a 1.75ha site occupying a prominent river and canal-side site on the edge of Rotherham town centre.

Rotherham is located to the North East of the M1 motorway, which provides fantastic connectivity. It is also served by rail services connecting to the region's larger towns (Sheffield, Leeds, Wakefield and Doncaster), as well as major cities across the UK.

This central location allows the scheme to benefit from excellent access to Rotherham Central train station, Rotherham bus interchange, the Trans-Pennine Trail, as well as major motorways, with the M1 a short drive away. The award-winning tram train connects Rotherham and Sheffield, running between Rotherham Parkgate and Rotherham Cathedral, via the town centre.





# WHAT'S IN ROTHERHAM

## MAJOR ROTHERHAM EMPLOYERS



Significant investment in the area has been delivered to diversify the area away from traditional industries, towards advanced manufacturing.

- Two million customers in 30 minutes' drive
- Population will grow by 6.3% in the period to 2031
- Great British High Street Winner, 2015
- Over 300 independent & national retailers
- The UK's 4th busiest street market with eight million people passing through each year
- 2,000 town centre parking spaces
- Voted Best Large Outdoor Market, 2016
- 600,000 sq ft of commercial floor-space
- 14-acre conservation area



ROTHERHAM MINSTER



UNIVERSITY COLLEGE



CIVIC OFFICES



NEW YORK STADIUM



PROPOSED RIVERSIDE PARK



CENTRAL LIBRARY



FORGE ISLAND AMPHITHEATRE

## WHY FORGE ISLAND?



"Forge Island is a significant milestone in Rotherham's development. The project presents an exciting opportunity for restaurants, bars and cafes looking to join The Arc Cinema and Travelodge and be part of what will be one of the most attractive town centre leisure destinations in the region".

Cllr Denise Lelliott - Cabinet member for jobs and the local economy, Rotherham Council



"We were delighted to be selected by Rotherham Council and Muse to bring one of our state-of-the-art cinemas to Forge Island. We would like to express our grateful thanks to them for their support in helping make this possible. The large high-specification eight-screen cinema has been specially designed to ensure we become a leisure hub, enabling us to provide a focal point for the people of Rotherham".

Brian Gilligan, director at The Arc Cinema



"We are delighted to be opening our first hotel in Rotherham at Forge Island. This type of partnership is of huge benefit to local communities as it helps regenerate vacant space and supports inward investment. This often leads to further development, new job creation and increased income via business rates for the local council."

Tony O'Brien, development director at Travelodge



## THE OPPORTUNITY

Description	sq m	sq ft
Hotel	Pre let to Travelodge	
Cinema	Pre let to Arc Cinemas	
Unit 1	522	5,618
Unit 2	240	2,580
Unit 3	287	3,090
Unit 4	232	2,500
Unit 5	139	1,500



### TERMS

Upon application.

### PLANNING

Detailed planning consent in place

### SPECIFICATION

Detailed specification will be provided. The restaurant units will include shop fronts and dedicated outdoor seating. Restaurant units are capable of accommodating mezzanine floors to 70% of floor area.



## FEATURES

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- Dedicated outdoor seating area overlooking major new public square
- Flexible event space
- 350 car parking spaces
- New riverside park
- Riverside and canal views with amphitheatre steps to canal
- Walking distance to town centre
- Close to the train station.

## CONTACT

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Michael Pudney  
mp@pudneyshuttleworth.co.uk  
Mobile: 07747 008449  
Tel: 0113 203 1130



Nick Ferris  
nick@barkerproudlove.co.uk  
Mobile: 07970 850037



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In partnership with

