

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



- 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

Michael Pudney

mp@pudneyshuttleworth.co.uk

Mobile: 07747 008449

Tel: 0113 203 1130



Nick Ferris

nick@barkerproudlove.co.uk

Mobile: 07970 850037



A development scheme by



In partnership with

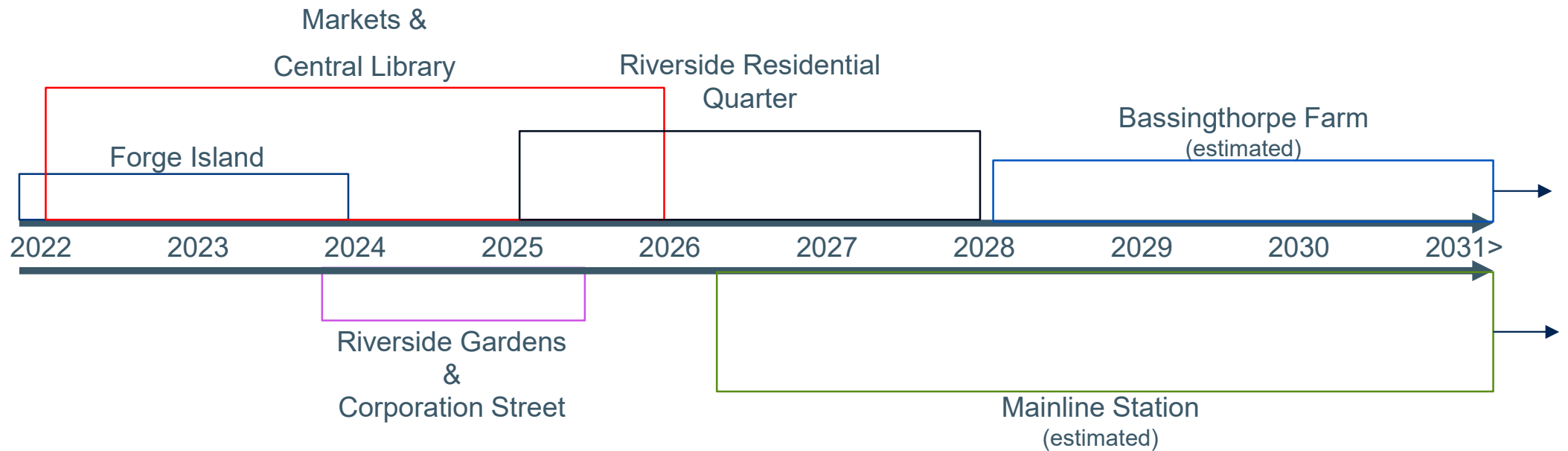


INVESTING IN ROTHERHAM'S FUTURE



www.rotherhamtowncentre.co.uk

Growth Timeline



Leisure & Culture



Forge Island

- Landmark town centre development home to The Arc Cinema and Travelodge Hotel
- State-of-the-art eight-screen boutique cinema opened August 2024
- First cinema in the borough for over 30 years
- Travelodge 69-room hotel opened July 2024
- In advanced discussions with multiple food & beverage outlets regarding tenancies



Forge Island

Works began in 2023 on the newly developed Forge Island site, the project initiated to create an entertainment quarter in the heart of the town centre, in keeping with the investment plan to bring both liveliness and commerce for local residents.

The complex features a state-of-the-art 8-screen cinema, a 69-room Travelodge Hotel and a multitude of multi-use retail units to attract both Food and Beverage and retail providers. The surrounds include a new bridge, public realm and landscaped green spaces, and a new café space just off Corporation St.

The ARC Cinema officially opened its doors on 30th of August and welcomed locals with an advanced screening of Beetlejuice Beetlejuice, Thursday 5th September, ahead of the national release date. Reports from the Town Centre Board have indicated an increase in footfall to the town centre, and public consultation events have been met with overwhelming support from the community, in favour of the regeneration.



Riverside Gardens

- A new public space and pivotal gateway between Forge Island and the town centre.
- Soft landscaped terraces, accessible routes, natural play areas for children, new seating and dwelling spaces.
- Completion in 2025



Riverside Gardens Public Realm

The site is owned by Rotherham Council and is currently in use as a car park. The Town Centre Masterplan and associated Car Parking Study (2017) concluded that this car park was no longer required and that the site should be regenerated as part of the Forge Island development. Riverside Gardens is currently in the enabling works phase with a view to complete the main works in 2025. The scheme aims to revitalise a vacant riverside site linking the Forge Island to the existing town centre. We aim to create a gateway to Rotherham, alongside an accessible pedestrian river walkway, connecting the sites to the future Riverside Residential Quarter.

The scheme will be a valid public realm intervention, as it will contribute to regeneration of the town centre and be truly transformational. It will address issues of severance and aid crime prevention and draw people, especially children and families to what is a neglected part of Rotherham. Replacing a car park which is no longer needed with a destination space will repurpose this area and contribute to the completion of the long-awaited Forge Island development.

Corporation Street is seen as a key connection link within the town centre, the aim of the public realm works is to refresh the visual identity of the area, to increase pedestrian walkway widths and new crossing points from Forge Island into the Town Centre, and to increase accessibility in the area.

A key focus is the installation of green spaces, where possible, and the introduction of featured artwork.



Corporation Street

- Acquisition of derelict and underused properties – by negotiation and early CPO activities – complete Oct 23
- Demolition of 3-7 Corporation Street completed in 2024
- Selected acquisition as a catalyst to public and public/private investments
- Targeting completion by March 2026 with private sector interventions ongoing



Corporation Street

In addition to new green space, through investment secured via the UK Government, designs have progressed for a traffic calming measures scheme and public realm uplift to the street adjacent to the future Riverside Gardens locale, Corporation Street.

Fronting Corporation St are a series of underused and derelict properties. The Council has undertaken a scheme of acquisitions over the last 2 years. With much of the estate in the Council's ownership control has been taken of the future of this under-utilised section of the town. Plans include the continued development of the leisure economy to increase footfall. Mixed use development and high quality landmark residential uses will be introduced.





Services



Rotherham Markets, Library & Health



- Refurbished indoor and outdoor covered market
- Relocation of the existing library into a new, modern and accessible Central Library and community space
- A new food hub and dining area
- New, attractive public realm spaces and carpark
- Improved links to the town centre
- Works began Sept 2023, completion 2027

Rotherham Markets, Library & Health

Linking to the wider Town Centre Masterplan, the Markets revitalisation is a key factor in bringing new life to Rotherham. Works commenced on the Rotherham Markets and Central Library redevelopment in early 2022, with completion scheduled for 2027.

The scheme will include a revitalised indoor covered market and outdoor covered market, new food hall, new Central Library building, below ground car park and a multi-functional public realm area.

The new purpose-built central library building will result in the relocation of the existing Rotherham library from Riverside House, with an aim to increase public usage given its new proximity to the town centre. The aim for the new public realm is utilisation as a multi-functional open-air event space within the town centre, integrating new specialised markets days, food festival events, live music events and more, to increase both revenue potential for the space and footfall to the town centre.

The Council has acquired property in close proximity to the markets building and is seeking partnership with health partners to bring forward new health related services in the town centre. Providing health and wellness services to the new town centre community and those living within close proximity.



Residential



Riverside Residential Quarter

- Quantum of strategic sites located throughout the town centre to deliver over 300 residential units
- Catalyst development of 171 homes completed and fully occupied
- Infrastructure works underway and due for completion end of 2025



A new community

Rotherham has ambitious plans for bringing a new community into the town centre. Housing will be high quality, landmark developments capable of creating a positive legacy for generations to come.

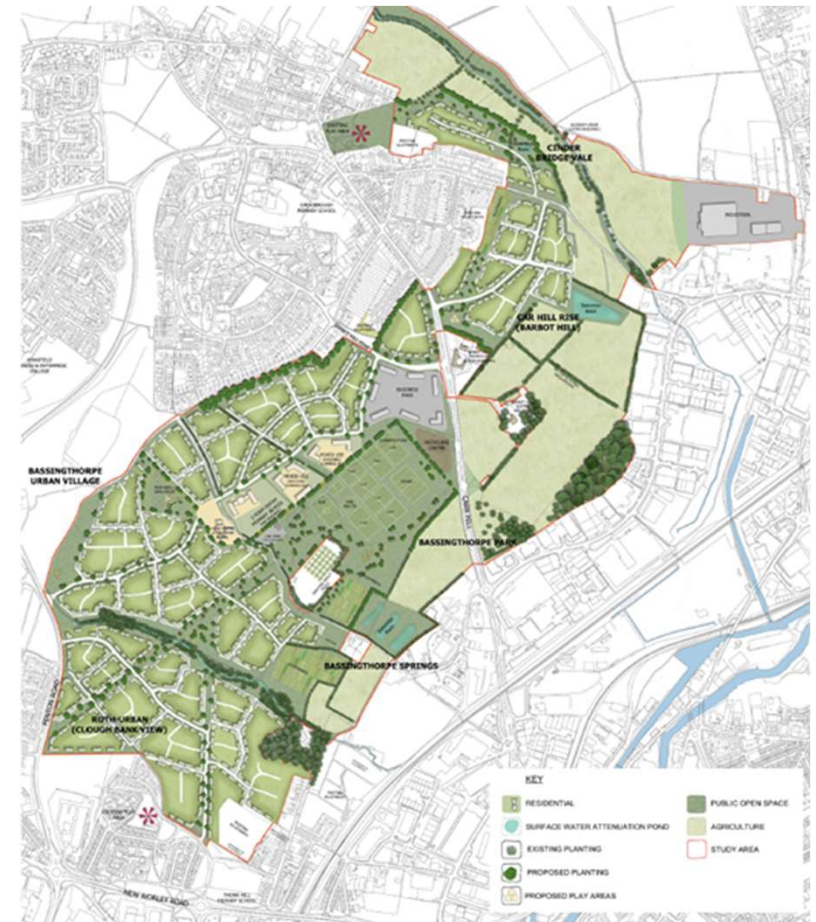
Three sites around the town centre have been identified:

- Corporation St – a long term derelict site now owned by the council with demolition completing in 2024. The site sits within the heart of the leisure and cultural quarter and adjacent to Forge Island. It provides a strategic link between the town centre heart and Forge Island and will accommodate around 15 residential units and ground floor mixed use accommodation.
- High St – situated on the former Primark site with space for around 30 units and high quality mixed use accommodation, this site will help to enliven the high street complementing the multitude of independent commercial offers in this area.
- Riverside Residential – offers space for around 200 new homes in addition to the 171 developed by the Council. The site, acquired by the Council in 2022 is currently subject to infrastructure enabling works and will be brought to the market in late 2024/early 2025. The new development will take full advantage of the riverside location as well as proximity to the town centre and will become the heart of a new community in the town centre.



Bassingthorpe Farm

- Development of arable land into a multi-functional urban extension
- Proposed works including; circa 2400 new housing options, new retail and business spaces, a neighbourhood centre, primary school with early-years care option, and green spaces.
- Proximity to the Mainline Station development.



Bassingthorpe Farm

Situated within 5 minutes of the town centre the extent of the site is approximately 159 hectares (394 acres) and is formed largely of arable fields surrounded by hedgerow. It is allocated for approximately 2,400 new homes, 11ha of employment, a primary school, local health centre, local centre, green and social infrastructure. The delivery of this scheme is projected to go beyond the local plan period of 2028, and is anticipated to deliver 1,700 out of the 2,400 new homes within the designated period (Accounting for 12% of the Rotherham Metropolitan Borough Council's housing requirement). The proposed housing to be delivered will consist of a varied housing mix of tenures, sizes and types.

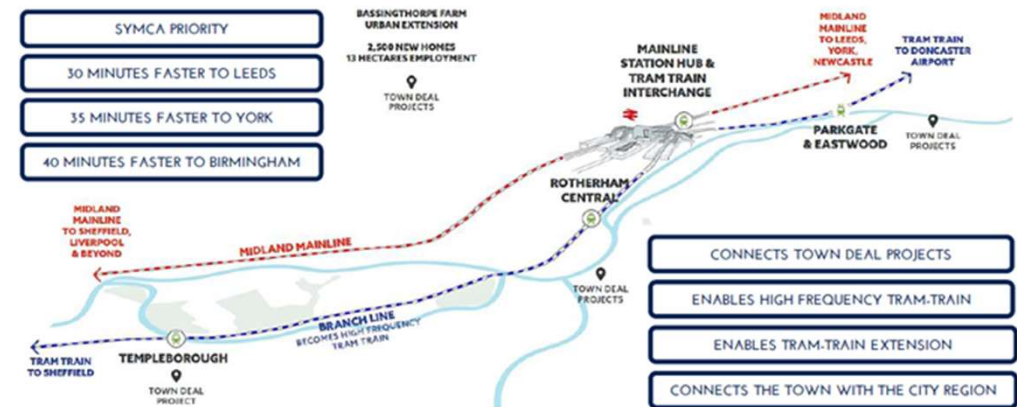


Connectivity



Mainline Station

- New multi-platform rail station with surrounding business, retail, community and housing offerings
- Improved transport links to South Yorkshire and beyond
- Enhanced local biodiversity
- Generation of approx. 1800 new jobs and business opportunities, including new revenue streams
- Expected scheme completion in 2029



Mainline Station

Situated within 5 minutes of the town centre a new mainline station offers the opportunity to re-establish direct mainline rail services to Rotherham with local connectivity offered by a new tram-train stop. Together this will radically improve the town's connectivity, delivering social, economic, and environmental benefits. The mainline station at Rotherham was included in the recent "Network North" policy paper. The provision of a new station is not dependent on plans to improve rail connections between Sheffield and Leeds and indeed could form an early improvement for the wider corridor.

The project aims to create a destination transport hub, with recreation amenity, retail and commercial space, new homes, and an environment suitable for a new "innovation campus". This builds on the region's Advanced Manufacturing and Technology specialisms anchored in Rotherham's Advanced Manufacturing Park, and will offer accommodation for up to 1,800 new jobs.

The site has been identified and early-stage land acquisition has begun. The current plan aims towards opening the new mainline station by Summer 2029.



Events and Festivals



Town Centre Events & Festivals

Signals: Annual February Half Term Music Festival

Audience 2023 = 14,080, 2024 = 21,633

Roots Street Festival Town Centre Carnival

Audience 2024 = 6,644

WoW Rotherham

Audience 2023 = 10,000

UPLIFT

Audience 2023 - 4,750 / Audience 2024 -13,728

The Reytons

Audience - 18,100

Rotherham Show

Average audience 2024 - 45,000-85,000 (over 3 days)



Town Centre Events & Festivals

Signals: Half Term Music Festival
Audience 2023 - 14,080 / 2024 - 21,633

UPLIFT
Audience 2023 - 4,750 / Audience 2024 -13,728

Roots Street Festival Town Centre
Carnival
Audience 2024 - 6,644

The Reytons
Audience - 18,100

WoW Rotherham
Audience 2023 - 10,000

Rotherham Show
Average audience 2024 - 45,000-85,000 (over 3
days)



CHILDREN'S CAPITAL OF CULTURE.

In 2025 Rotherham
will become the first
Children's Capital of
Culture



Embassy for
REIMAGINING
Rotherham

Creating the
world's first
Children's Capital
of Culture

Rotherham
Metropolitan
Borough Council 

What is it?

- Children's Capital of Culture is a title bestowed upon Rotherham by its children and young people
- In 2025 there will be a year-long festival of imagination, creativity and community, devised, developed and delivered in partnership with children and young people from Rotherham aged 0-to-25
- Our festival year will have...
 - At least five major public cultural events, including an opening ceremony and a closing ceremony
 - Activities taking place across all 25 wards, including targeted work to make sure all CYP have the opportunity to take part
 - A schools' engagement programme
 - Traineeships for young people
 - A commitment to keeping 75% of these activities going beyond 2025 – leaving a legacy for our borough

