



Freehold Vacant Office Opportunity 26,670 Sq Ft (2,477.64 Sq M)

- Suitable for alternative uses
- Town centre location
- Substantial car park

Freehold Vacant Office Opportunity

26,670 Sq Ft (2,477.64 Sq M)

Location

The subject property is situated on the south side of Mansfield Road close to the Wellgate area in Rotherham Town Centre. Mansfield Rd links Moorgate Rd and Wellgate, which leads into the main retail areas of Rotherham Town Centre. The inner ring road, A630 is within half a mile of the property, which in turn gives dual-carriageway access to Junctions 33 of the M1 Motorway.

The surrounding area is a mix of office and commercial properties and more recently residential conversions and developments.

Description

The property comprises a 5 storey 1960's/70's office building of concrete frame construction with brick elevations and single glazed windows. The property is accessed via a ground floor entrance leading to a reception, with stair well and lift to upper floors.

The property has a solid floor, with cable management via perimeter trunking. The WC's are within the floor plate on each floor, along with basic kitchen facilities. There are 2 additional fire escapes as well as an additional lift within the fire escape core.

Externally there is a car parking area for 34 cars, accessed off Mansfield Road.

Accommodation

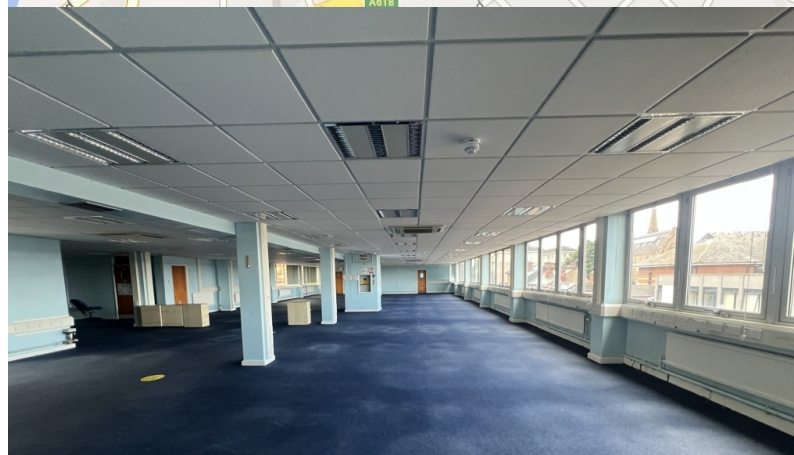
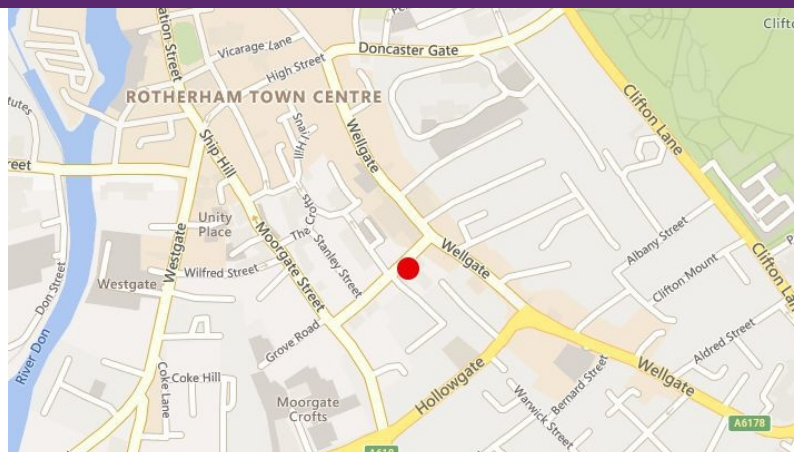
| DESCRIPTION | SQ FT | SQ M |
|--------------------|---------------------|----------------------|
| Lower Ground Floor | 2,689 | 249.81 |
| Ground Floor | 6,125 | 569.01 |
| First Floor | 6,522 | 605.89 |
| Second Floor | 6,294 | 584.71 |
| Third Floor | 5,040 | 468.22 |
| TOTAL | 26,670 SQ FT | 2,477.64 SQ M |

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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