

TO LET HIGH QUALITY OFFICE SUITES



Wath-upon-Dearne,
Rotherham,
South Yorkshire
S63 7ER

- BUILDING 2** GROUND FLOOR
6,910 SQ FT (642 SQ M)
- BUILDING 3** GROUND FLOOR
6,753 SQ FT (627 SQ M)

CALLFLEX

BUSINESS PARK

IS SITUATED
IN CLOSE
PROXIMITY
TO THE A6023
RING ROAD



NEXT

A6023 MANVERS WAY

BluetreeGroup

GALA TENT

3

A6023 WATH RD

GOLDEN SMITHIES LANE

2

GOLDEN SMITHIES LANE



BUILDING 2

34
car parking
spaces

GROUND FLOOR
6,910 SQ FT (642 SQ M)

SPECIFICATION

-  Air conditioning
-  24 hour access available
-  Raised access floors
-  Accessible toilets on all floors
-  Shower facilities
-  On-site parking, ratio 1:220 sq ft (plus visitor spaces)
-  8 person lifts
-  Equality Act compliant
-  Cycle shelter
-  CCTV
-  EV charging points
-  LED lighting



BUILDING 3

30
car parking
spaces

GROUND FLOOR
6,753 SQ FT (627 SQ M)

SPECIFICATION

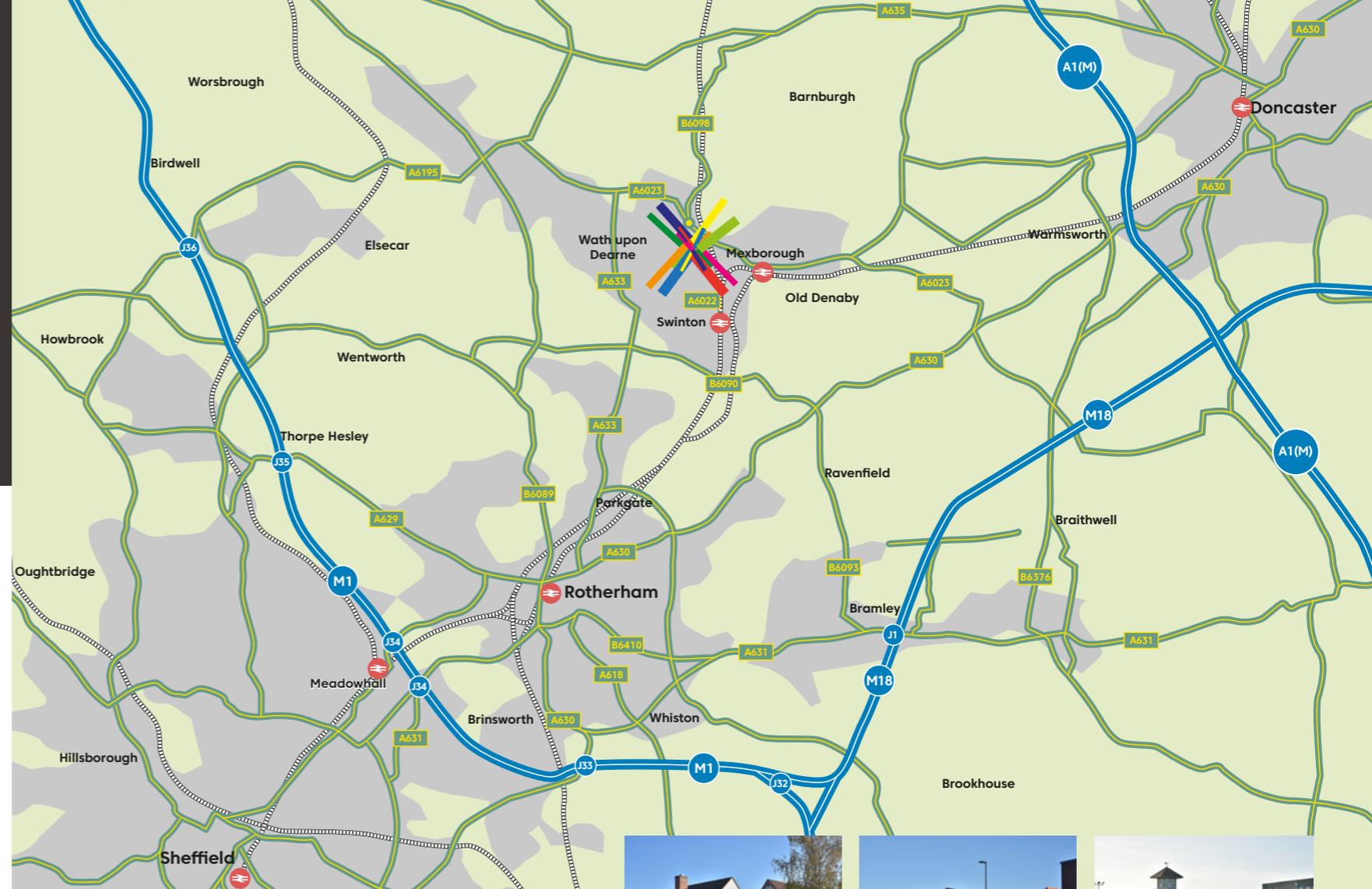
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LOCATION SAT NAV: S63 7ER

ROTHERHAM IS ONE OF THE MAJOR COMMERCIAL CENTER'S OF SOUTH YORKSHIRE, LOCATED ABOUT 6 MILES NORTH-EAST OF SHEFFIELD, 12 MILES SOUTH-WEST OF DONCASTER AND 29 MILES SOUTH OF LEEDS.

The town benefits from good road communications being located on the A630, a short distance from the M1 (Junctions 33 & 34) and the M18 (Junction 1).



The property is situated in Wath-upon-Dearne some 5 miles north of central Rotherham, on an established Business Park to the west of Golden Smithies Lane and close to the A6023 ring road. Occupiers close by include:





CALLFLEX

BUSINESS PARK



AVAILABILITY

The premises are available to let by way of a new lease on terms to be agreed.

RENT

On application.

BUSINESS RATES

The incoming occupier will be responsible for payment of business rates direct to the local rating authority.

EPC

Unit 2 is rated C and Unit 3 is rated B.

VIEWINGS

By appointment with the joint letting agents

Peter Whiteley

Peter.Whiteley@knightfrank.com

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

ANTI-MONEY LAUNDERING

Any incoming occupier will be required to provide certified ID of beneficial owners to comply with HMRC and Money Laundering Requirements.

Rob Darrington

rob@cpartners.co.uk



A development by **P I N** PROPERTY

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