

# TO LET.

*High Quality Office Building with on site car parking and good access to Junction 36 M1.*



**Unit 6, Callflex Business Park, Rotherham, S63 7EF.**

*Up to 33,842 sq ft (3,144 sq m) with car parking for 141 spaces.*

# Location.

The subject property is situated on Callflex Business Park which provides 6 detached office buildings, each with their own dedicated parking. Occupiers within close proximity of the property include South Yorkshire Police, RBS, Capita, Keepmoat and the Yorkshire Ambulance Service. As well as these office occupiers there are also a number of logistic and industrial occupiers including Next, whose distribution headquarters are based here and occupy 1.1 million sq ft. Local amenities include Tesco Extra Supermarket (1.5 miles) and Onyx Retail Park situated on Manvers Way (2.5 miles) that includes the Subway, Dominos, KFC, Holiday Inn Hotel and Bluebell Public House.

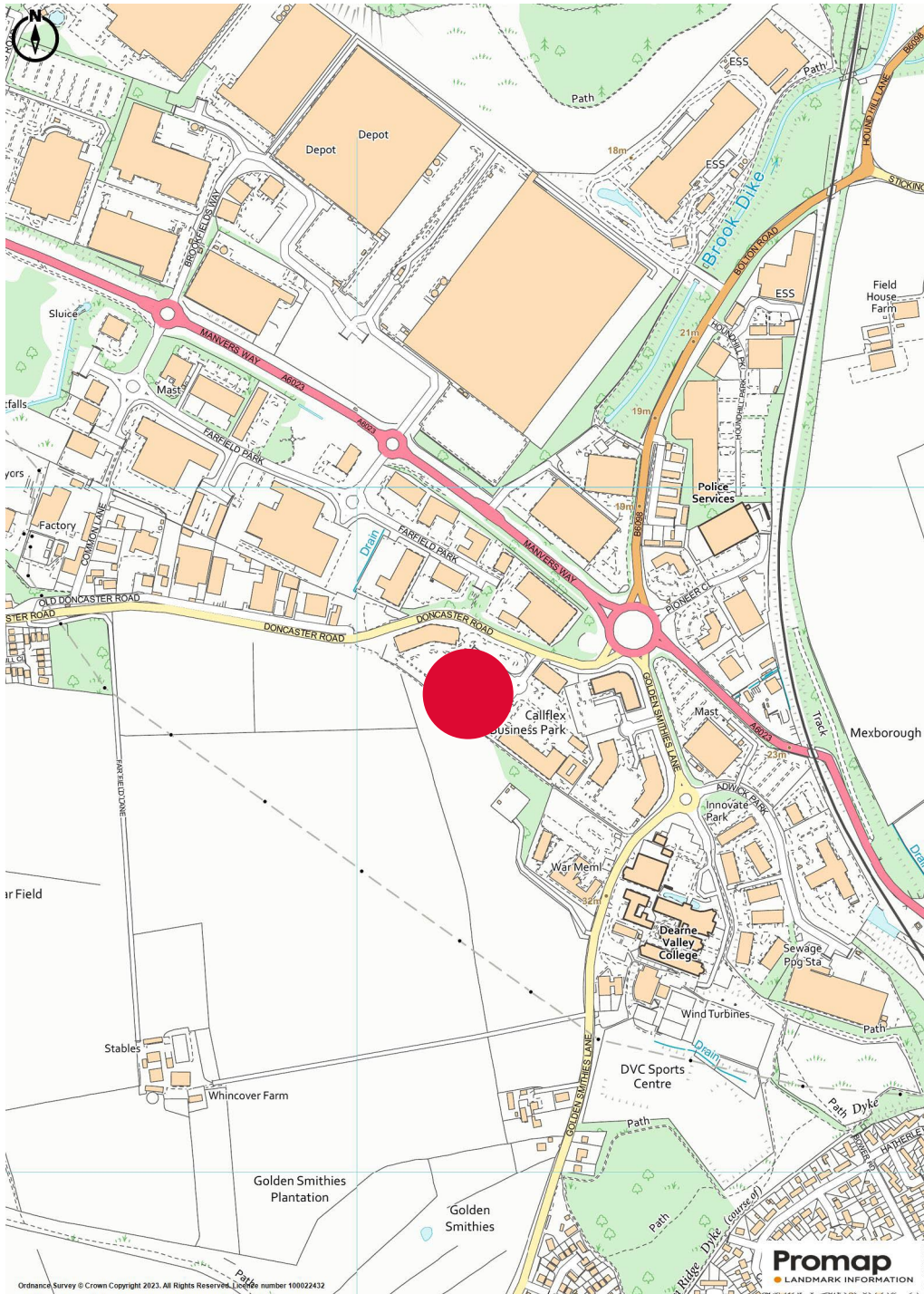
# Description.

The subject property comprises a two storey detached office building totalling 33,842 sq ft with dedicated car parking for 141 vehicles.

The building is configured in a broadly 'L'-shape, split by a central core which contains a large, glazed atrium with feature staircase, reception, passenger lift and WCs.

Unit 6 is of steel frame construction, clad with powder coated metal panels with integrated double glazed windows and pitched metal roof.

The building specification includes comfort cooling, suspended ceilings with recessed fluorescent lighting, full accessed raised floors, male and female WCs on each floor and an 8 person passenger lift.



## Accommodation.

We understand that the property has the following Net Internal Floor Area (NIA):-

Description	Sq M	Sq Ft
Reception	111.67	1,202
Ground	1516.18	16,300
First	1,516.18	16,320
<b>Total</b>	<b>3,144.03</b>	<b>33,842</b>

## Quoting Rent.

The quoting rent is £10.00 per sq ft per annum exclusive.

## Terms.

The accommodation is available to let by way of a new Full Repairing and Insuring (FRI) Lease on terms to be agreed. Our client will consider letting of the whole, floor by floor, or wing by wing.

## Service Charge.

A service charge is payable to cover the maintenance and upkeep of the common areas of the estate.

## Rateable Value.

The building has a Rateable Value of £163,0000. Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

## EPC.

The property has an Energy Performance Certificate (EPC) rating of E.

## Due Diligence.

Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

## VAT.

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

## Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.



# Contact.



For further information, or to arrange a viewing, please contact sole agents Knight Frank:.

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Particulars dated 9 June 2023. Photographs dated June 2023.

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