

TO LET.

Office / Call Centre Premises – Flexible Space which Could Suit Other Uses, Subject to Consents



Meadow Road, Wath Upon Dearne, Rotherham, S63 5DJ.

161,821 sq ft on a site of 9.15 acres with 770 on site car spaces.

Location.

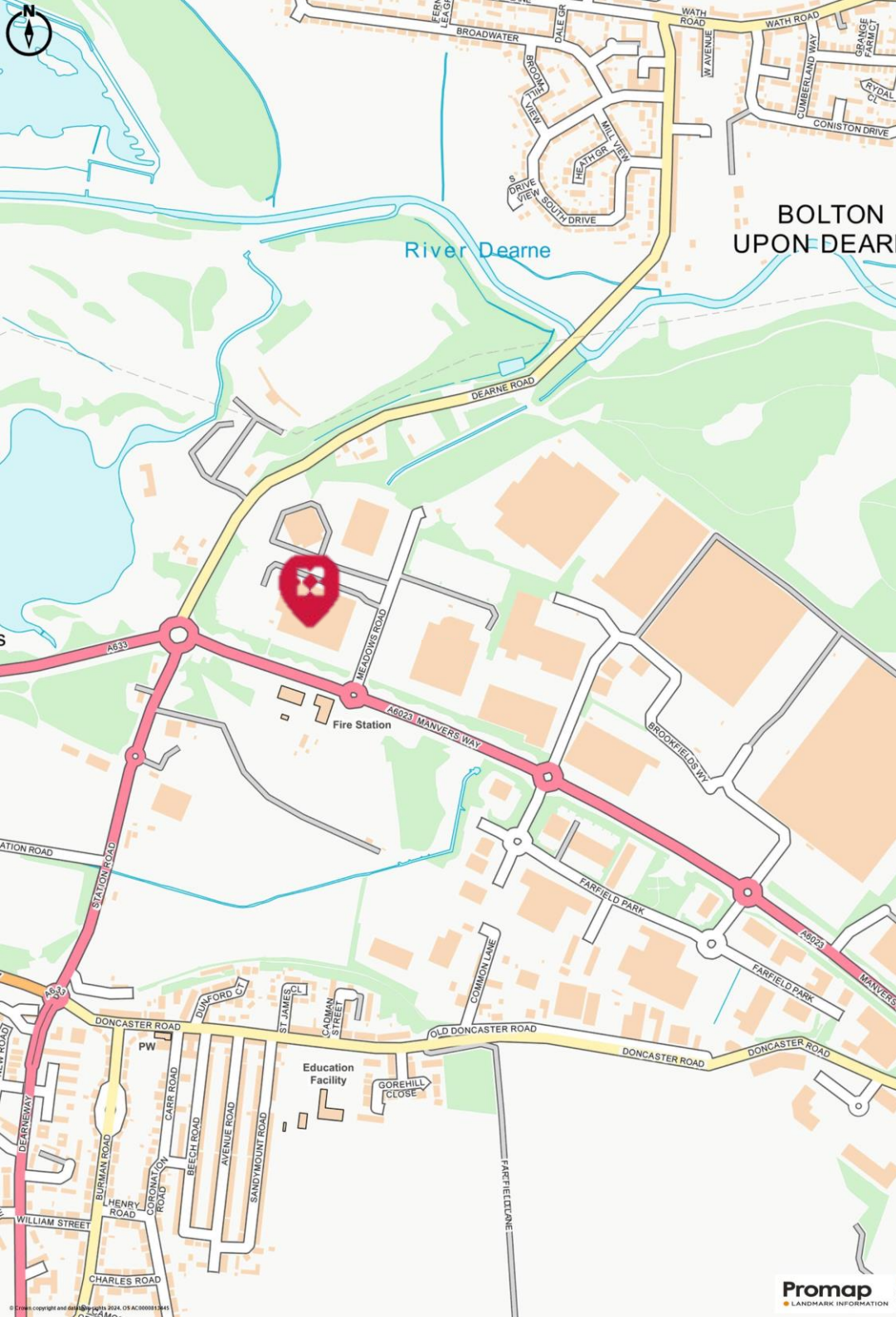
The property is located within Rotherham Borough, accessible to the larger sub-region including Doncaster, Barnsley and Sheffield. There are good motorway links to both the M1 and A1(M). Major occupiers close but include Royal Mail, Next, C-pack, South Yorkshire Police and Nat West Group.

Description/Accommodation.

The property briefly comprises a substantial two storey purpose built office / call centre building with approximately 161,281 sq ft of accommodation.

The building provides large open plan office / call centre floor plates with associated offices, meeting rooms, training rooms, canteen / break out and amenities.

Externally the site area is 9.15 acres and has car parking for approximately 770 cars on site.



Terms.

The accommodation is available to let by way of a new Full Repairing and Insuring (FRI) Lease on terms to be agreed.

Rateable Value.

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

EPC.

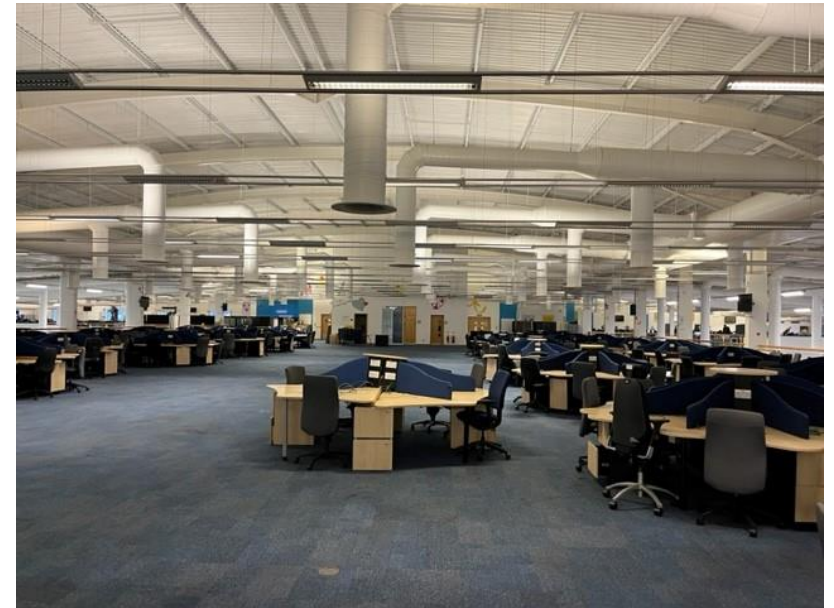
The property has an Energy Performance Certificate (EPC) rating of C75..

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:.

Peter Whiteley

+44 114 241 3903

+44 7979 530 416

peter.whiteley@knightfrank.com

Kitty Hendrick

+44 114 241 3907

+44 7989 735 137

kitty.hendrick@knightfrank.com

Important Notice

1. Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.
2. (Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
4. VAT: The VAT position relating to the property may change without notice.
5. Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.
6. To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated October 2024. Photographs dated April 2023.

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.

[knightfrank.co.uk](https://www.knightfrank.co.uk)

Connecting people
& property, perfectly.

