

# For Sale / To Let

CYAN, Adwick Park,  
Manvers, Rotherham,  
S63 5AD

**68,587 sq ft (6,371.90 sq m)**  
**4.09 acres (1.654 ha)**

- Modern 3-storey office building
- Industrial redevelopment opportunity (stp)
- Industrial open storage opportunities (stp)
- Freehold or leasehold
- Suitable for owner occupation or redevelopment

Your partners in property



# Location



The property is situated on Adwick Park, just off the B6068 at Golden Smithies roundabout, which links to the A6023 (Wath Road / Manvers Way) a short distance to the north. The A6023 connects to the Dearne Valley Parkway, which forms the main transport corridor to the wider area providing easy onward connection to J36 M1 to the west and J37 A1(M) to the east.

The surrounding Dearne Valley area is an established commercial location in Rotherham, home to occupiers including Next, Cepac and Price Check.



## By Road

Approximate road travel distances are as follows:

Junction 36 M1:	8.1 miles
Junction 37 A1(M):	6.9 miles
Junction 36 A1(M):	7.7 miles
Rotherham Town Centre	5.8 miles

# Description

The property currently comprises a modern head quarter style office building, formerly occupied by Natwest, extending to circa 68,000 sq ft NIA over three storeys. The building is situated on a gross site area of approximately 4 acres.

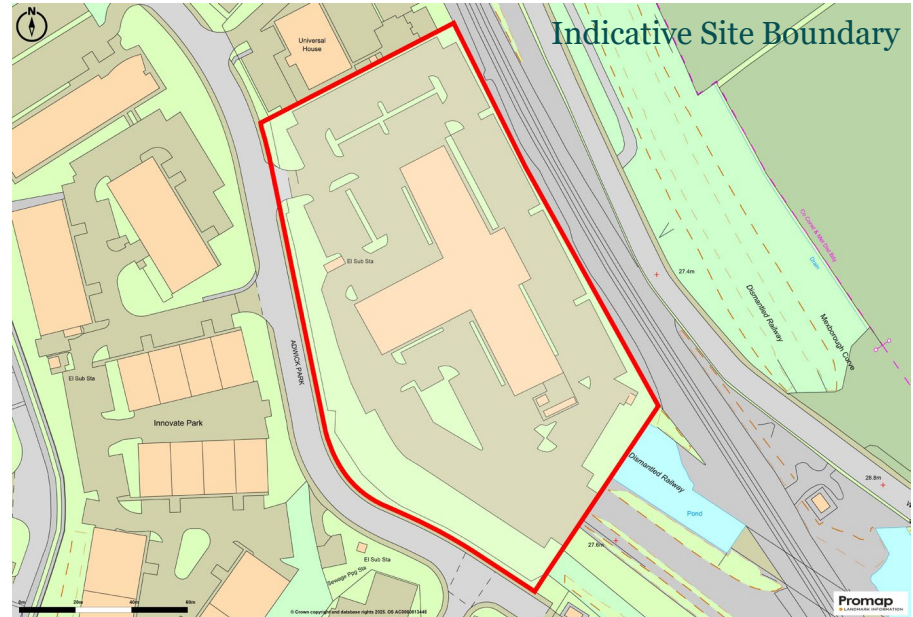
The property offers an exceptional opportunity for a variety of uses including the current office use or redevelopment for alternate uses such as industrial / warehouse or open storage, subject to planning consent.

The property is now available with vacant possession, with potential for the existing building structures to be demolished, creating a cleared and ready-to develop site for an incoming owner occupier or developer.

The site is securely fenced, adjoins the railway line, and is predominantly surfaced with tarmac and block paving. Following demolition, a concrete slab is expected to remain in place where the building currently stands.

Alternatively, the existing building may be retained should an occupier wish to utilise it.

Current power capacity to site – 600KVA.



## Accommodation

We understand the current office building extends to the following Net Internal Area (NIA):

Description	Sq M	Sq ft
Ground Floor Office	2,188.4	23,556
First Floor Office	2,091.9	22,517
Second Floor Office	2,091.6	22,514
<b>Total</b>	<b>6,371.9</b>	<b>68,587</b>

## Site Area

The site extends to a gross site area of c. 4.09 acres (1.65 ha).

## Terms

Offers are invited for the freehold interest in the site.

Proposals for alternative uses / redevelopment will be considered on both a conditional or unconditional basis.

Our client will consider demolition of the current building structure (subject to planning) to offer a cleared site.

Alternatively, leasehold proposals for the current office use or Industrial Open Storage (subject to planning) may be considered.

## EPC

The property has an Energy performance certificate (EPC) rating of B50.

A full EPC is available on request.

## Rates

The property has a rateable value of £337,500.

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



# Contact

## Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation.

## Legal Costs

Each party to bear their own legal costs.

## VAT

All pricing is subject to VAT at the prevailing rate where applicable.

For further information, or to arrange a viewing, please contact Joint Agents Knight Frank or



[www.knightfrank.co.uk](http://www.knightfrank.co.uk) / 0114 272 9750



<https://www.northcap.co.uk> / 0114 303 2750



**Rebecca Schofield**

0114 272 9750  
07776 172 123  
[rebecca.schofield@knightfrank.com](mailto:rebecca.schofield@knightfrank.com)

**Max Pickering**

07853 059 363  
[mp@northcap.co.uk](mailto:mp@northcap.co.uk)



**Harry Orwin-Allen**

0114 241 3912  
07467 912 623  
[harry.orwin-allen@knightfrank.com](mailto:harry.orwin-allen@knightfrank.com)



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Particulars dated October 2025. Photographs dated October 2025.

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