

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

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Hawk Works, 105A Mary Street, Sheffield S1 4RT

# For Sale

**2B & 2C Adwick Park, Wath-upon-Dearne S63 5AB**



- **Part Let Investment Opportunity**
- **Two Storey Premises Comprising Both Warehousing & Office Accommodation**
- **Part Let With a Rental Income of £29,000 Per Annum**
- **New Solar Panel System with Battery Storage**
- **Totalling 11,169 sq ft (1,038 sq m) - Quoting £750,000**

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## LOCATION

The premises are located at Adwick Park in the heart of the Dearne Valley area of Rotherham.

The property is situated in an out of town location between Rotherham and Doncaster within a mixed use business park area, providing excellent access to the motorway network. The location provides easy access to Junction 36 of the A1(M) via the Dearne Valley Link Road.

Occupiers such as Capita and Dearne Valley College are within close proximity. The location is also serviced by public transport with frequent bus routes. It is situated 1.4 miles to the Swinton Interchange and train station and 1.9 miles from Mexborough train station.

## DESCRIPTION

The property comprises a modern, hybrid, two storey office and warehouse building extending to 11,169 sq ft.

The premises has been split into warehousing on the ground floor with office accommodation over both the ground and first floors.

The ground floor warehouse is let but all of the office space, which is completely separate, is still available.

There is a new solar panel system in place which contributes to 32% of the electric along with battery storage of 23.2KWh.

There is a large car park to the front of the premises.

## ACCOMMODATION (All areas being approximate)

GF Warehouse	4,236 sq ft	393.59 sq m
GF Offices	3,468 sq ft	322.20 sq m
FF Offices	3,465 sq ft	321.90 sq m
<b>Total</b>	<b>11,169 sq ft</b>	<b>1,038 sq m</b>



## RATING

According to the 2023 Valuation Office Rating List, the premises is listed as follows: -

Business Unit & Premises R.V. £55,500

## PRICE

Guide price of £750,000.

VAT will be payable on the purchase price.

## TENANCIES

The ground floor warehouse is let to a Cityfibre Limited from the 29<sup>th</sup> January 2024 until 28<sup>th</sup> January 2044 at a rent of **£29,000 per annum**. There is a break clause at the end of the 1<sup>st</sup> and 10<sup>th</sup> year of the term.

The vacant office space has an ERV of **£8.50 per sq ft / £59,000 per annum** which would give a total income of **£88,000 per annum**.

Copies of the lease is available on request.

## ENERGY PERFORMANCE CERTIFICATION

Certificate available on request.

## MONEY LAUNDERING

In order to comply with Money Laundering Regulations, ingoing tenants will be required to provide identification documentation.

## LEGAL COSTS

Each party are to be responsible for the payment of their own legal fees in connection with this transaction.

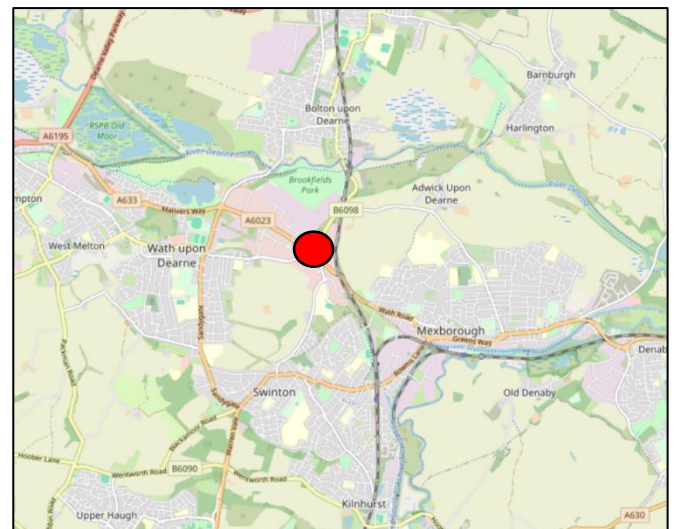
## VIEWING ARRANGEMENTS

Further viewing arrangements, and any further information, can be obtained from the sole agent detailed below.

Tom Shelton - Crosthwaite Commercial

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SUBJECT TO CONTRACT & AVAILABILITY

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