

Property Consultants



T 0114 272 3888

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

To Let

Watermans House, Farfield Park, Manvers, Wath-upon-Dearne, Rotherham S63 5DB



- **First Floor Offices/Compact Call Centre To Let**
- **An Abundance of Car Parking Available on Site**
- **Immediately Available**
- **Mixture of Open Plan Space and Quality Individual Offices**
- **To Let on a New Lease**
- **11,221 sq ft (1,043 sq m)**

www.crosthwaitecommercial.com

LOCATION

The premises are located at Farfeild 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

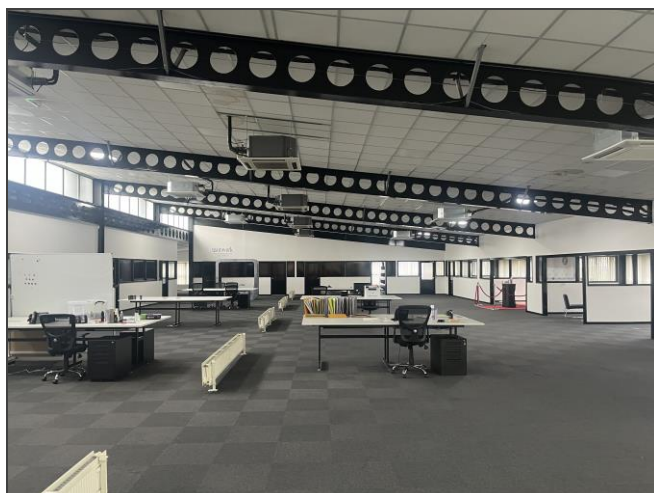
The available office is situated on the first floor of Watermans House.

The office comprises of mainly open plan area with partitioned private offices and meeting rooms along the side of the unit. The premises benefits from gas central heating, male and female WCs, kitchen and staff break out areas. The office is accessed from a shared ground floor reception, and benefits from both lift and stair access.

There is a gated secure car park directly outside the building providing parking for staff and visitors.

ACCOMMODATION (Approx net internal areas)

Total	11,221 sq ft	1,043 sq m
--------------	---------------------	-------------------



RENT

We are quoting **£56,000 per annum exclusive**.

LEASE

The premises are available on a new lease with terms to be agreed.

RATING

The rates are currently assessed as the whole building. This would need to be split upon occupation.

ENERGY PERFORMANCE CERTIFICATE

Certificate available on request.

LEGAL COSTS

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

MONEY LAUNDERING

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

VIEWING ARRANGEMENTS

Tom Shelton - Crosthwaite Commercial

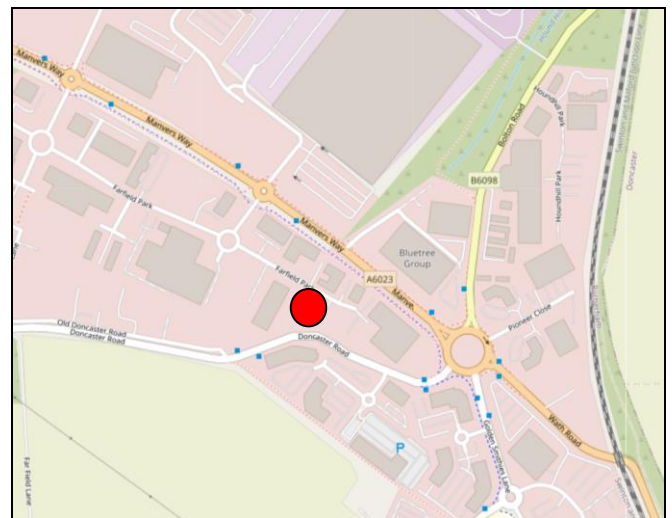
tom@crosthwaitecommercial.com

07738 335 482

Charlie Appleyard – Crosthwaite Commercial

Charlie@crosthwaitecommercial.com

07852 195 089



SUBJECT TO CONTRACT AND AVAILABILITY January 2025