

Property Consultants



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

To Let

1 Callflex Business Park, Rotherham, S63 7ER



- **Ground Floor Offices To Let**
- **Prominent Grade A Office on Callflex Business Park**
- **Suites From 2,311 Sq ft to 18,407 Sq ft**
- **Car Parking Available On Site**
- **Excellent Motorway Access**
- **To Let on a New Lease**
- **Immediately Available**

www.crosthwaitecommercial.com

LOCATION

Callflex Business Park is situated at the heart of Rotherham's largest business district. The park benefits from strong road links to the national motorway network; M1 motorway 8.0 miles to the west, A1(M) 7.4 miles to the east and M18 motorway 8.3 miles to the south.

Manchester, Leeds Bradford, Robin Hood and East Midlands International Airports are all within a one hour drive time. The greater South Yorkshire region, including Sheffield, Rotherham, Barnsley, and Doncaster, are no longer than a 45 minute drive away.

There is a regular bus service which runs from the centre of Rotherham to the business park.

DESCRIPTION

Number 1 Callflex Business Park consists of a detached office building totalling 3,299 sq m (35,513 sq ft), which has its own dedicated parking. The building is configured in an 'L' shape, split by the central core which contains a reception, one 8-person passenger lift, stairwells, WCs and service areas. The property is of steel frame construction, and the external elevations comprise cladding/curtain walling with integrated double-glazed windows.

The available accommodation is situated on the ground floor providing three separate suites totalling 18,407 sq ft. The suites benefit from Carpet-tiled floors, hardwood ash veneer doors, Ventilation and comfort cooling via concealed ceiling mounted four pipe fan coil units and Suspended ceilings incorporating recessed modular fluorescent LED lighting.

ACCOMMODATION (Approx net internal areas)

Ground Floor West	8,021 sq ft	745.2 sq m
Ground Floor East	8,075 sq ft	750.2 sq m
Central Suite	2,311 sq ft	217.7 sq m
Total	18,407 sq ft	1,710 sq m

RATING

The property has a Rateable Value of £163,000 for the whole building, so will require splitting.

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

ENERGY PERFORMANCE CERTIFICATE

Certificate available on request.

RENT

Further information on application.

LEASE

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

VAT

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

SERVICE CHARGE

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

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

Viewing arrangements, and any further information, can be obtained from the joint agents detailed below:

Mark Holmes – Crosthwaite Commercial

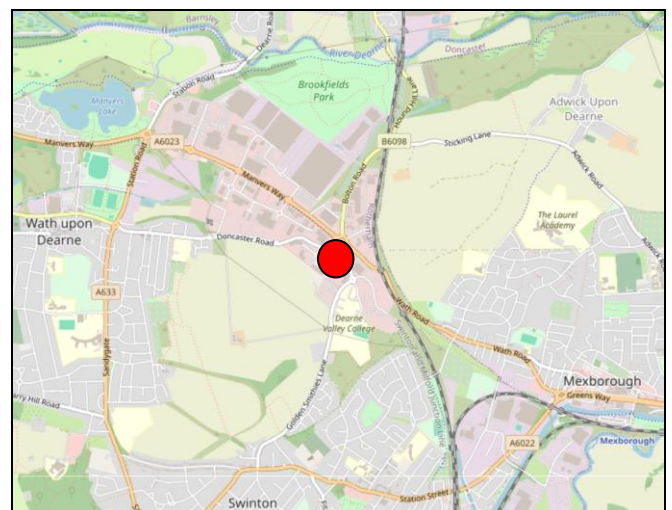
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SUBJECT TO CONTRACT AND AVAILABILITY March 2026