

PRELIMINARY MARKETING PARTICULARS



Two Storey Self Contained Office

Building 1, Callflex Business Park, Dearne Valley, Rotherham, S63 7ER

To Let

- Up to 35,513 sq. ft.
- Grade A specification, including raised access floors and air conditioning
- Car parking ratio of 1:230 sq. ft., i.e. 156 spaces
- Well located with good access to Yorkshire region, including Rotherham, Barnsley, Doncaster and Sheffield
- Good access to M1 Junction 36

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Location

The property is situated on Callflex Business Park in Rotherham, South Yorkshire. Other occupiers on site include Keepmoat regeneration, South Yorkshire Police, Origin Broadband and Land Securities Trillium.

The thriving Cortonwood Retail Park is nearby, with Tenants including Boots, B&Q, Morrisons, Asda, Next and Halfords.

Nearby at Waterfront is Park Inn Hotel and Costa Coffee.

The location provides good accessibility to Junction 36 of the M1 and Junction 36 and 37 of the A1(M).

There is a regular bus service that runs from the centre of Rotherham to the Business Park.

Description

The property briefly comprises a two storey purpose built office / call centre, with central core, with reception and amenities off. The building has lift access and the main specification includes:-

- Raised access floors
- Suspended ceiling with lighting
- Air conditioning
- Generous reception
- Lifts
- Toilet areas per floor
- Generous on site car parking at 1 space per 230 sq. ft.

Accommodation

Description	Sq. M	Sq. Ft
Ground Floor West	745.20	8,021
Ground Floor East	750.19	8,075
Canteen and Reception	214.72	2,311
First Floor West	752.07	8095
First Floor East	747.14	8042
Breakout Space	89.95	968
TOTAL	3,299.27	35,513

Terms / Availability

The property is available to rent on a new lease at a rental of £8.50 per sq. ft. per annum exclusive.

Viewing & Further Information

Please contact Joint Sole Agents:-

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