

# TO LET

Existing Call Centre Administration building (with potential for Premium Warehouse)  
of approximately 135,938 sq ft (12,629 sq m)

## Brookfields Park

MANVERS | DEARNE VALLEY | ROTHERHAM | S63 5DJ



Meadows Road



N

Indicative boundary

CR

CR

## △ Description

The property was purpose built as a call centre in 1998, and is of steel prop portal frame construction, with composite metal cladding to the elevations and roof. Currently, there are substantial mezzanine structures through the building.

We understand from the Landlords' engineer that the building was designed to have a floor loading capacity of 45 k/m<sup>2</sup>. Interested parties should make their own enquiries and satisfy themselves in this regard.

## ◁ Accommodation

We are advised that the building presently comprises around 91,280sq ft (8,480 sq m) at ground floor level, with first floor / mezzanines of 44,658 sq ft (4,149 sq m), giving a total of 135,938 sq ft (12,629.2 sq m). The site has 2 separate access points off the estate road and is very well laid out with the unit to a front corner, and currently large car parking areas to the side and one end. The side parking area could convert into a service yard. The overall site extends to around 7.9 acres (3.2 ha).



## ◁ Availability

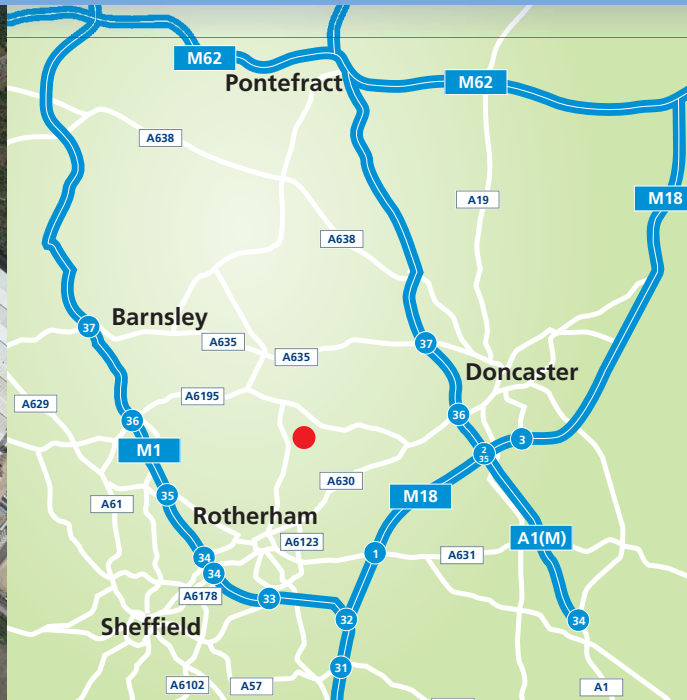
The property is available for continued use as a call centre, or alternatively as a warehouse or production facility, following the undertaking of appropriate alteration and refurbishment works (and of course receipt of detailed planning consent).

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## Tenure

The property is available by way of a new FRI lease for a term to be agreed. Rental level will vary depending on use, and extent of any works to be undertaken.

## Further Information

For further information or to arrange a viewing, please contact:

**AVISON  
YOUNG**

0113 292 5500

**CPA**

COMMERCIAL PROPERTY PARTNERS

0114 273 8857

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