

# TO LET HIGH QUALITY OFFICE SUITES



**CALLFLEX**  
BUSINESS PARK

Wath-upon-Dearne,  
Rotherham,  
South Yorkshire  
S63 7ER

BUILDING



GROUND FLOOR  
**6,910 SQ FT (642 SQ M)**

BUILDING



GROUND FLOOR  
**6,753 SQ FT (627 SQ M)**



# CALLFLEX

BUSINESS PARK

IS SITUATED  
IN CLOSE  
PROXIMITY  
TO THE A6023  
RING ROAD



NEXT

A6023 MANVERS WAY

BluetreeGroup

GALA TENT

3

A6023 WATH RD

GOLDEN SMITHIES LANE

2

GOLDEN SMITHIES LANE





# BUILDING 2

34  
car parking  
spaces

GROUND FLOOR  
**6,910 SQ FT (642 SQ M)**

## SPECIFICATION

-  Air conditioning
-  24 hour access available
-  Raised access floors
-  Accessible toilets on all floors
-  Shower facilities
-  On-site parking, ratio 1:220 sq ft (plus visitor spaces)
-  8 person lifts
-  Equality Act compliant
-  Cycle shelter
-  CCTV
-  EV charging points
-  LED lighting





# BUILDING 3

30  
car parking  
spaces

GROUND FLOOR  
**6,753 SQ FT (627 SQ M)**

## SPECIFICATION



Air conditioning



24 hour access  
available



Raised access  
floors



Accessible toilets  
on all floors



Shower facilities



On-site parking,  
ratio 1:220 sq ft  
(plus visitor spaces)



8 person lifts



Equality Act  
compliant



Cycle shelter



CCTV



EV charging points



LED lighting





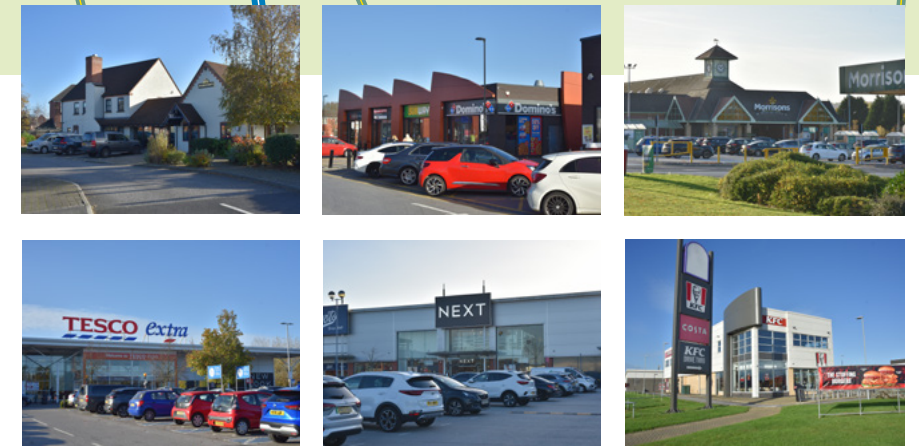
## LOCATION SAT NAV: S63 7ER

ROTHERHAM IS ONE OF THE MAJOR COMMERCIAL CENTER'S OF SOUTH YORKSHIRE, LOCATED ABOUT 6 MILES NORTH-EAST OF SHEFFIELD, 12 MILES SOUTH-WEST OF DONCASTER AND 29 MILES SOUTH OF LEEDS.

The town benefits from good road communications being located on the A630, a short distance from the M1 (Junctions 33 & 34) and the M18 (Junction 1).



The property is situated in Wath-upon-Dearne some 5 miles north of central Rotherham, on an established Business Park to the west of Golden Smithies Lane and close to the A6023 ring road. Occupiers close by include:







# CALLFLEX

## BUSINESS PARK



### AVAILABILITY

The premises are available to let by way of a new lease on terms to be agreed.

### RENT

On application.

### BUSINESS RATES

The incoming occupier will be responsible for payment of business rates direct to the local rating authority.

### EPC

Unit 2 is rated C and Unit 3 is rated B.

### VIEWINGS

By appointment with the joint letting agents

**Peter Whiteley**

[Peter.Whiteley@knightfrank.com](mailto:Peter.Whiteley@knightfrank.com)

### VAT

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

### LEGAL COSTS

Each party to bear their own legal costs incurred in any transaction.

### ANTI-MONEY LAUNDERING

Any incoming occupier will be required to provide certified ID of beneficial owners to comply with HMRC and Money Laundering Requirements.

**Rob Darrington**

[rob@cpp.uk](mailto:rob@cpp.uk)



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