



## Modern, Detached Office For Sale

23,244 Sq Ft (2,159.37 Sq M)

- Excellent motorway location at J1 of the M18
- Very extensive car parking ratio
- Suitable for alternative uses - such as education/residential - STP
- Excellent close by staff amenities and transport links
- Partially fitted

# Modern, Detached Office For Sale

## 23,244 Sq Ft (2,159.37 Sq M)

### Location

The property is located on the popular business park immediately off J1 of the M18 on the A631 (Bawtry Road), providing unrivalled road links onto the national motorway network. Bawtry Road leads directly into Rotherham Town Centre, 5 miles to the West, with Sheffield City Centre also within 10 miles to the West. Doncaster Town Centre is located within 8 miles to the North.

With amenities on the doorstep other occupiers on the estate include McDonalds, Bannatyne Health Club, Morrisons Supermarket & Petrol Station and a Green King pub.

### Description

Oak House is modern, 3 storey office building which was constructed in 2004.

The property benefits from:

- > Suspended ceilings
- > Air conditioning
- > Raised access flooring
- > Perimeter trunking
- > Impressive entrance
- > Lift access
- > DDA compliant access

Externally the property benefits from 120 car parking spaces, including 10 EV charging points.

### Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	8,835	820.77
First Floor	8,600	798.94
Second Floor	5,809	539.66
<b>TOTAL</b>	<b>23,244 SQ FT</b>	<b>2,159.37 SQ M</b>

### Terms

The Freehold interest is available to purchase at offers in the region of £2,500,000. Consideration may be given to leasing the property as a whole, at a quoting rent of £235,000 per annum.

### VAT

All figures are quoted exclusive of VAT at the prevailing rate.

### Rateable Value

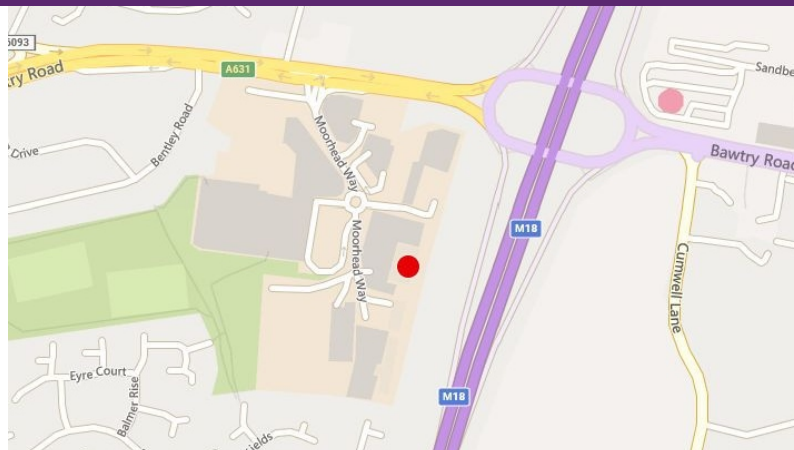
The property has a current rateable value of £177,000.

### EPC Rating

The property has an EPC rating



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.



### Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

### Legal Costs

Each party to bare their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP

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