

Oak House, Moorhead Way
Bramley, Rotherham S66 1YY

Modern Detached Office

24,000 SqFt (2,229.6 SqM)

- Landmark Self-Contained Office Property
- Very extensive car parking ratio
- Excellent motorway location at J1 of the M18
- Excellent close by staff amenities and transport links

FOR SALE/TO LET

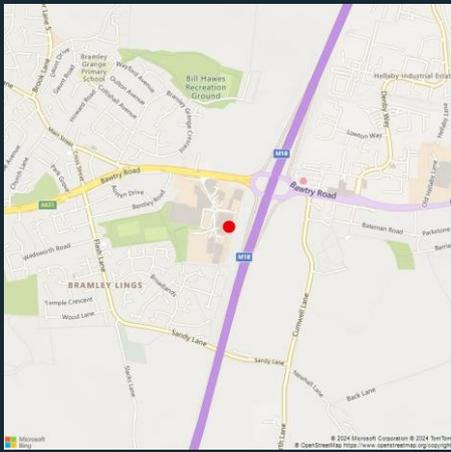


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LOCATION

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.

RENTPRICE

The Freehold interest is available to purchase for £2,500,000.

Consideration may be given to leasing the whole of the property at £235,000 per annum.

SERVICES

None of the services have been tested and interested parties are advised to satisfy themselves in this regard.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an EPC rating of 'C'.

RATING

The adopted rateable value is £177,000

VALUE ADDED TAX

Unless otherwise stated, all rents and sale prices are quoted exclusive of VAT. Any prospective lessee or purchaser must independently satisfy himself or herself as to the incidence of VAT in respect of any transaction.

LEGAL COSTS

Each party will be responsible for their own legal costs in any transaction.

ACCOMMODATION

Ground Floor	8,835 sq ft (820 SqM)
First Floor	8,600 sq ft (798 SqM)
Second Floor	5,809 sq ft (539 SqM)
Total	24,000 SqFt (2,229.6 SqM)

INSPECTIONS & FURTHER INFORMATION

Viewings strictly by prior appointment with the agents:

Jason Barnsdale MRICS

Barnsdales - Chartered Surveyors

Tel: 07836 534 040

jason@barnsdales.co.uk

or our joint agents CPP on 0114 273 8857

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