



NorthCap FOR SALE

4.09 ACRES (1.66 HECTARES)

All Enquiries - Industrial redevelopment/open storage/vacant office site - For Sale

Cyan Building | Adwick Park | Rotherham | S63 5AD

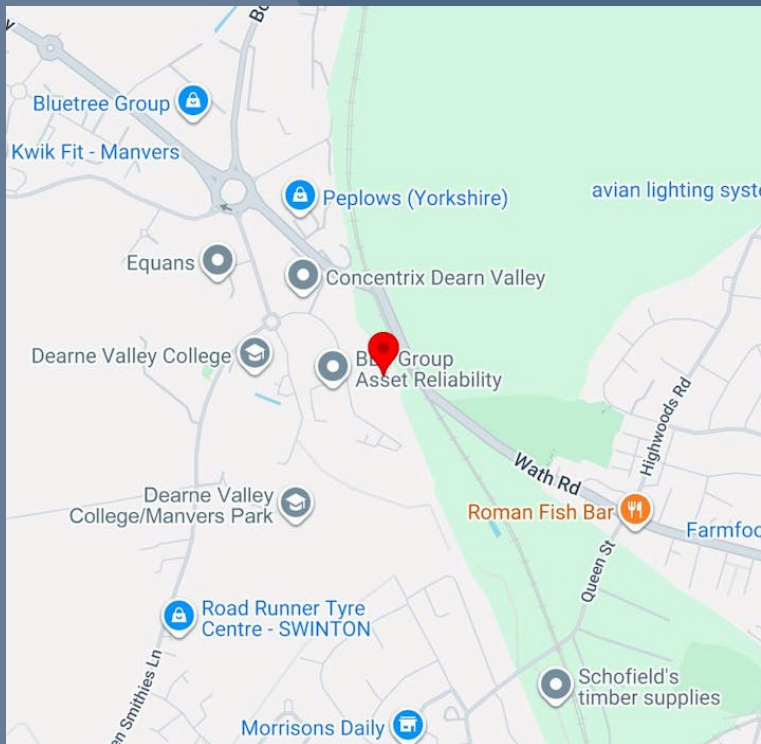
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FOR SALE

All Enquiries - Industrial redevelopment/open storage/vacant office site - For Sale

- ▶ Industrial redevelopment opportunity - STP
- ▶ Vacant 3 storey office building on site
- ▶ Secure site with hardstanding car parking
- ▶ Located on Adwick Park, Manvers
- ▶ Suitable for developer or owner occupier
- ▶ Industrial Open Storage site, subject to demolition
- ▶ Consideration given to leasehold transactions
- ▶ Nearby occupiers include Next, Cepac, Concentrix and Pricecheck
- ▶ Quoting £1,500,000



The property is located off the A6023 (Wath Road/Manvers Way), a short distance from its intersection with the B6068 at the Golden Smithies roundabout.

The property is situated at the eastern end of the Dearne Valley, with easy access to Junction 36 of the A1(M), Junction 36 of the M1 and Junction 2 of the M18.



ACCOMMODATION

NAME	BUILDING TYPE	SIZE	AVAILABILITY
Outdoor - Site	Land	4.09 Acres	Available
Building - Office	Office	68,587 sq ft	Available



The subject property presents an excellent redevelopment/refurbishment opportunity STP. The site is currently occupied by a 68,000 sq ft office building, formerly occupied by Natwest. The building is now available with vacant possession, with intentions to demolish the building, leaving a cleared site for the next owner.

This will present a significant opportunity for industrial redevelopment or industrial open storage use, subject to planning. The site is securely fenced and backs onto the railway line. The site is majority tarmac and block paved.

The building could be retained, should an occupier want to keep this. Our client is open to both leasehold and freehold proposals, subject to use and works required.



Secure Yard



Lighting



Power Cabling



Car Parking



Passenger Lifts



Full Access Raised Floors

FURTHER INFORMATION



TERMS

We are inviting offers for the freehold of the site, quoting £1,500,000 exclusive. Our client will consider both leasehold and freehold proposals. We will also consider conditional and unconditional offers. For more information please contact NorthCap or our joint agents, Harry Orwin-Allen or Rebecca Schofield at Knight Frank.

EPC

B (50)

VAT

Applicable

BUSINESS RATES

Rateable Value: £337,500

Rates Payable: £187,312.50 per annum

CONTACT



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NorthCap

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MISREPRESENTATION ACT These particulars do not constitute an offer or contract. These are intended as a guide to prospective purchasers. All reasonable care has been taken in the preparation of these particulars but their accuracy is not guaranteed. The purchaser should satisfy himself and as to the correctness of these details. Neither the agents nor the vendors or lessors are to be or become under any liability or claim in respect of these particulars. These particulars are supplied on the understanding that all negotiations are conducted through this office. August 2025 December 2025

