GV &Co™

PROPERTY CONSULTANTS

TO LET / MAY SELL

Modern / Headquarter Style Detached Hybrid Industrial / Warehouse / Office Premises

65,523 sq. ft on 4.27 acres



- Eaves height of up to 8.88 metres
- Loading via 5 electric ground level doors
- Up to 31,000 sq. ft of Headquarter offices
- Good sized secure yard and loading area
- Significant parking with 167 demised spaces

Brookfields 37

Building 37, Brookfields Park, Manvers, Rotherham, S63 5DJ



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DESCRIPTION

The premises provides a modern/ headquarter style detached hybrid industrial/warehouse/ office building, which benefits from the following specification;

- Eaves height of up to 8.88 metres
- Loading via 5 electric ground level roller shutter doors
- Good sized secure yard and loading area
- Significant separate parking with 167 demised spaces
- 360 degree circulation
- Large dedicated reception atrium
- Extremely modern/headquarter style offices
- Large dedicated canteen with working kitchen

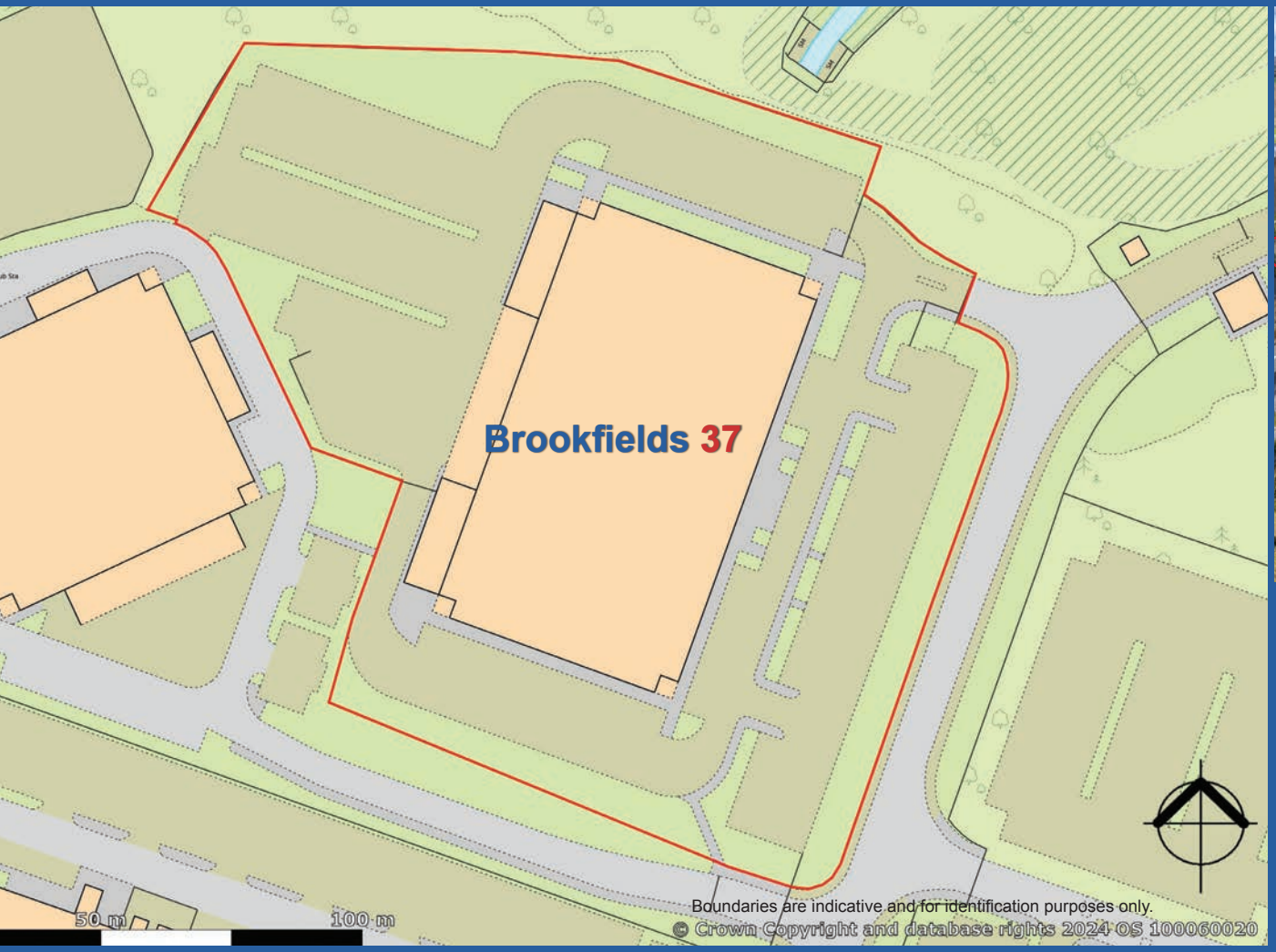
ACCOMMODATION

Accommodation	Sq m	Sq ft
Warehouse	3,205.04	34,499
Ground Floor Offices / Welfare	1,039.94	11,194
First Floor Offices	1,842.28	19,830
Total	**6,087.26**	**65,523**

SITE AREA

The property sits on a site area measuring approximately 4.27 acres (1.73 hectares).

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ENERGY PERFORMANCE CERTIFICATE

A copy of the EPC is available upon request.

TERMS

The property is available by way of a new full repair & insuring lease, for a term to be agreed.

Alternatively, our client will consider a sale of the freehold interest.

Rent / price on application.

LEGAL COSTS

Each party is responsible for their own legal costs incurred in connection with any transaction.

LOCATION

The property forms part of the Brookfields Park development, which sits approximately 6 miles north of Rotherham Town Centre, 7 miles of both Junctions 36 & 37 of the A1(M) Motorway to the west and Junction 36 of the M1 Motorway to the east and 8 miles south east of Barnsley Town Centre.

The property itself is accessed off Meadows Road.

Notable occupiers in close proximity include Capita, Next plc, Cepac, Vanacomm and Thetford.





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FURTHER INFORMATION / INSPECTIONS

For further information or to arrange an inspection, please contact;

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We have not made any investigations into the existence or otherwise of any issues concerning pollution of land, air or water contamination and the purchaser is responsible for making his own enquiries in this regard. Designed and produced by www.thedesignexchange.co.uk Tel: 01943 604500. November 2025.