



**HIGH YIELDING OFFICE/CALL CENTRE INVESTMENT**

Concentrix Call Centre | Adwick Park | Dearne Valley | Rotherham | S63 5NA



INVESTMENT

**ANDREW DIXON  
& COMPANY**

## Investment Summary

- ◆ Modern & detached office/call centre on established mixed commercial park
- ◆ 62,652 sqft over two floors
- ◆ 4.95 acre site
- ◆ 440 car parking spaces, a ratio of 1:142 sqft
- ◆ Site cover of only 15%
- ◆ Let to Telecom Service Centres Ltd
- ◆ Re-gearred 10 year term from March 2024
- ◆ Tenant option to break March 2029
- ◆ Tenant has been in occupation since 1999
- ◆ Rent - £430,000 per annum (**only £6.86 per sqft**)
- ◆ Rent review in 2029 with minimum uplift to £450,000 and cap of £550,000
- ◆ **£4,000,000**
- ◆ **10.09%** initial yield
- ◆ Underlying capital value of **under £64 per sqft**



SANTORO

CAPITA CALL CENTRE

THETFORD

next

next

ROYAL MAIL

NHS CALL CENTRE

BLUETREE GROUP

SOUTH YORKSHIRE POLICE

SOUTH YORKSHIRE POLICE

CALLFLEX BUSINESS PARK

DEARNE VALLEY COLLEGE

JTL TRAINING





## Location

Rotherham is a major commercial centre in South Yorkshire located 6 miles north east of Sheffield and 12 miles southwest of Doncaster. Junctions 33 and 34 of the M1 are both located under 3 miles away. Junction 1 M18 is only 6 miles to the east. Junction 36 of the A1M is 8 miles to the north east.

There is a population of approximately 250,000 in South Yorkshire.

Dearne Valley is a former Enterprise Zone located between Barnsley, Rotherham and Doncaster and between the M1, M18 and A1M. Rotherham town centre is 5 miles south while Doncaster is 9 miles to the east. The Enterprise Zone was developed around Wath upon Dearne and established in 1995. 250 acres was identified for regeneration and the creation of employment opportunities for South Yorkshire. The area is now an established major business location for distribution warehousing, offices and call centres. National companies in the area include Next (national logistics hub of over 1m sqft), Capita (150,000 sqft call centre), Royal Mail (50,000 sqft call centre), NHS (call centre), Bluetree Group, South Yorkshire Police and Thetford. There are also further education establishments in the immediate area, Dearne Valley College and JTL South Yorkshire Training Centre.

There is a substantial retail warehousing presence at Cortonwood with over 450,000 sqft having been built in phases on Cortonwood Retail & Shopping Parks, anchored by the likes of Morrisons, TK Maxx, Matalan and B&Q.



## Situation

The property lies just to the south of the A6023 Manvers Way/Wath Road which leads westwards through Dearne Valley and out to Junction 36 of M1 via the A6195. The A635 runs eastwards, north of Wath upon Dearne out to Junction 37 of A1M. The A6023 leads out to the A630 connecting to A1M towards Doncaster.

Apart from the industrial and logistics centres at Dearne Valley the area has an historic call centre market. Capita have a 150,000 sqft facility on Brookfield Park, just along Manvers Way, NHS are on Callflex Business Park while Royal Mail have a facility at Cortonwood Business Park. South Yorkshire Invest are still promoting small parcels of land for commercial development in the area.

The subject property lies between Wath Road (A6023), Golden Smithies Lane and Adwick Park. Call Flex Business Park, a 100,000 sqft multi let office park is opposite occupied by a variety of businesses including the NHS and a South Yorkshire Police Training Centre. There is also a strong educational presence in the immediate location, Dearne Valley College, a higher education centre for apprenticeships is across from the subject site on Manvers Park. The JTL Training Centre opened in October 2024 in the former Morphy Richards Head Office directly across the road from the subject property. There has also been residential conversion of a former University of Sheffield educational building, Humphry Davy House was converted to 109 apartments and is located on Golden Smithies Lane.

