



## **Oak House, Moorhead Way, Bramley, Rotherham, S66 1YY**

Office / Investment / Investment - Office / Investment - Residential / Development To  
Let or For Sale, Rotherham

### Summary

|                       |                              |
|-----------------------|------------------------------|
| <b>Tenure</b>         | To Let / For Sale            |
| <b>Available Size</b> | 24,000 sq ft / 2,229.67 sq m |
| <b>Rent</b>           | £235,000 per annum           |
| <b>Business Rates</b> | Upon Enquiry                 |
| <b>EPC Rating</b>     | Upon enquiry                 |

# Oak House, Moorhead Way, Bramley, Rotherham, S66 1YY

## 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.

## Location

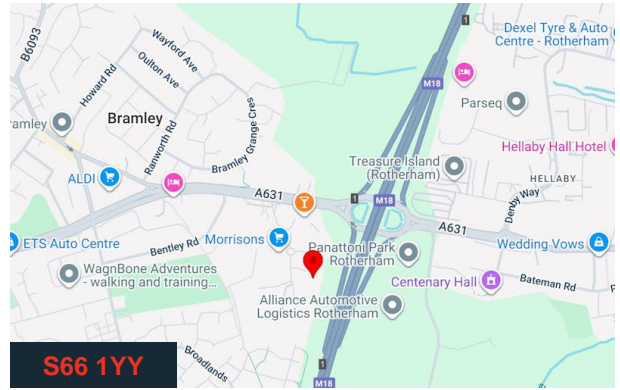
The property is located on the popular business park immediately off J1 of the M18 on the A631 (Bawtry Road), providing unrivalled road links onto the national motorway network. Bawtry Road leads directly into Rotherham Town Centre, 5 miles to the West, with Sheffield City Centre also within 10 miles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

## Viewings

Viewings strictly by prior appointment with the agents:

Jason Barnsdale  
Barnsdales - Chartered Surveyors  
Tel: 07836 534 040  
jason@barnsdales.co.uk



## Viewing & Further Information



**Jason Barnsdale**

01302308174 | 07836 534040

jason@barnsdales.co.uk

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