

CENTURY PARK

TO LET
NEW OFFICE AND
WORKSPACE UNITS

OFFICES 880 - 923 SQ FT
WORKSPACE 750 - 7,969 SQ FT

networkcentre
wath upon dearne, rotherham



networkspace



CENTURY PARK

THE SITE

Century Park Networkcentre represents an excellent opportunity for growing businesses. Consisting of 27 office and workspace units over two phases, the networkcentre is conveniently located next to the successful Century Business Centre.

Century Park Networkcentre gives you the flexibility to expand your business whatever your requirements, from office to smaller workspace units through to larger workspace units, without having to change your postcode.

Phase 1 is a mixture of office and workspace units ranging in size from 880 to 2,980 sq ft. All workspace units contain an element of office space.

Phase 2 is a mixture of smaller workspace units ranging in size from 750 to 2,000 sq ft, along with four larger units ranging in size from 3,440 to 7,969 sq ft - the largest of which has a self-contained yard.

A selection of these workspace units contain an element of office space.

Century Park Networkcentre incorporates the following benefits:

- Site security lighting
- Security gates and perimeter fencing
- Shared car parking facilities
- Shared bike stores
- Shared bin stores
- Maintained landscaping

Self-contained offices/offices in workspace units

- Three compartment trunking
- Suspended ceiling
- Cat II lighting
- Gas combination boilers
- Double glazed windows
- Solid floors with carpet tiles
- Kitchen area
- Male/female toilets
- Monitored police response alarm
- CCTV
- Fire alarm

Workspace

- Monitored police response alarm
- CCTV
- Fire alarm
- 4.5 metre steel sectional up and over door (selected units)
- 5 metre eaves height (selected units)
- Warm air space heaters (selected units)
- Disabled toilet
- Kitchen area





THE DETAILS

PHASE ONE

Unit	1	2	3	4	5	6	7	8	9	10	11	12	19	20	21
Size (sq ft)	918	923	1,384	1,387	921	923	2,938	2,976	2,970	1,987	1,989	1,999	2,480	880	881
Office/Workspace	Off	Off	Work	Work	Off	Off	Work	Work	Work	Work	Work	Work	Work	Off	Off

PHASE TWO

Unit	14	15	16	17	22	23	24	25	26	27	28	29	30
Size (sq ft)	7,969	4,644	3,440	4,649	1,511	1,496	1,511	750	750	805	805	2,001	2,001
Office/Workspace	Work	Work	Work	Work	Work	Work	Work	Work	Work	Work	Work	Work	Work

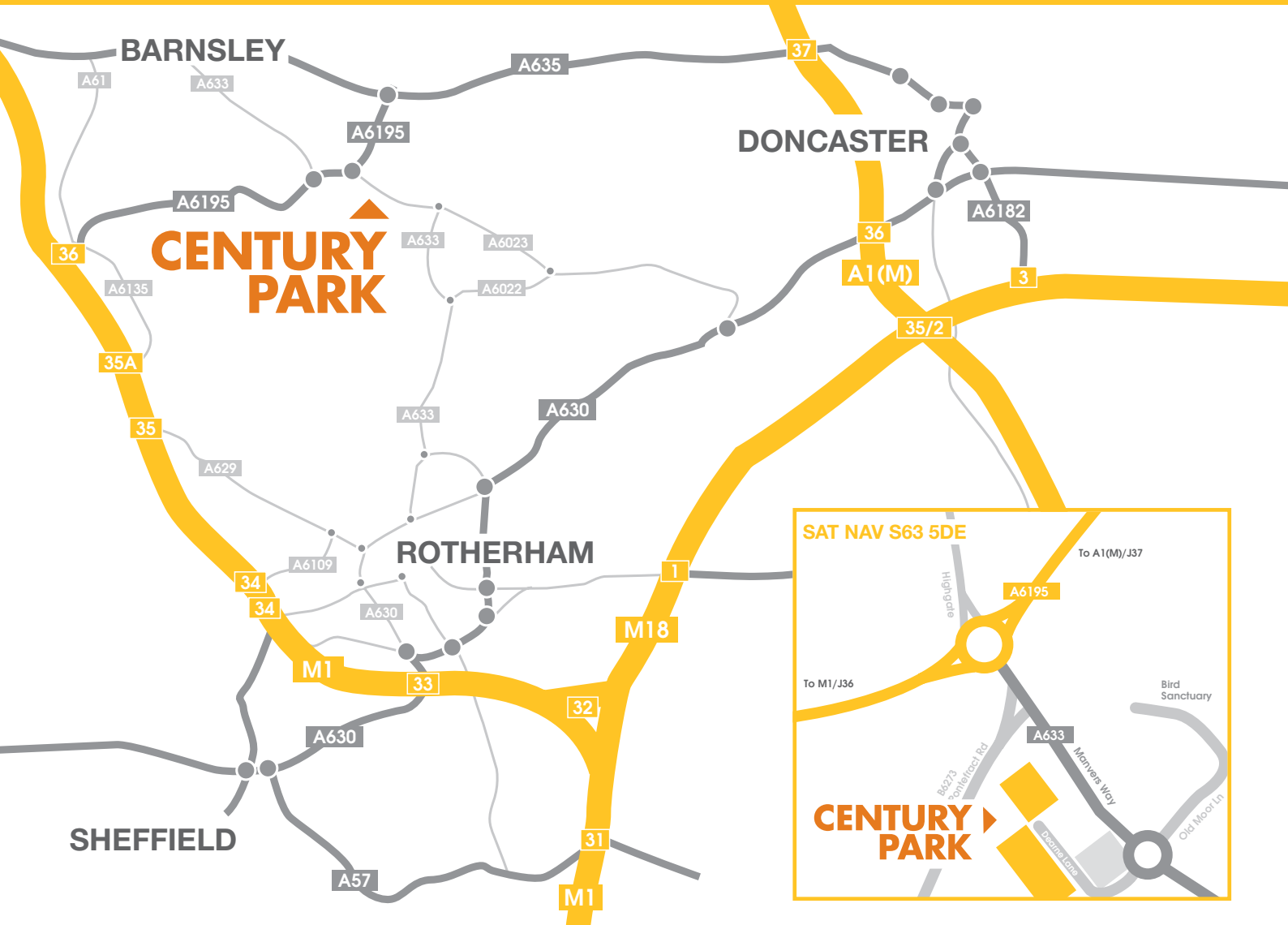
Areas are approximate only and subject to measurement



THE LOCATION

Century Park Networkcentre is located mid-way between Rotherham, Doncaster, Barnsley and Sheffield at the western end of the Manvers site on Dearne Lane.

The site has excellent connections to the motorway network via the adjacent Dearne Valley Parkway which links the **A1(M) Junction 37**, with the **M1 Junction 36**.



A joint venture between



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0800 542 0402
www.networkspace.co.uk

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