

Lot 14, Ashley Business Court, Rawmarsh Road, Rotherham,
South Yorkshire S60 1RU

For sale by Auction on 18th September 2025 (unless sold or withdrawn prior)



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Property Information

Freehold Industrial and Office Park Investment

- Well established industrial and office business park
- Comprises a terrace of industrial units, 2 multi let office buildings and parking for 180 cars
- Site area of approx. 1.20 Ha (2.95 Acres)
- Tenants include Secretary of State for Communities & Local Government, Sense and Underwood Meat Company
- Approx. 5,096.06 sq m (54,854 sq ft)
- Well connected for M1, A1(M) and M18 motorways

Lot

14

Auction

18th September 2025

Rent

£367,841 per Annum Exclusive

Status

Available

Sector

Office, Industrial

Auction Venue

Live Streamed Auction

Location

Miles

5 miles north east of Sheffield, 25 miles south of Leeds

Roads

M1, A630, A633, A6123

Rail

Rotherham Railway Station

Air

Leeds Bradford Airport

Situation

The property is situated on the east side of Rawmarsh Road close to its junction with the A630 and A633 and with excellent communications to the M1, A1(M) and M18 motorways.

Tenure

Freehold.

EPC

EPC's range between B39 and C60. All EPC's will be available to view within the legal pack.

Description

The property comprises a well established industrial and office business centre upon a site area of 1.20 Ha (2.95 Acres). The site provides a terrace of four industrial units each with roller shutter doors, and two multi let office buildings, the first currently comprises 5 self contained office suites and the second comprises 9 office suites.

The site benefits from approximately 180 car parking spaces and landscaping.

Units 15-18 have a right as is necessary to gain access to and egress from such parts of the neighbouring property together with a right to park in front of those units for loading and unloading purposes.

VAT

VAT is applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Unit	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Unit 1	Office	425.03	(4,575)	SENSE, THE NATIONAL DEAFBLIND & RUBELLA ASSOCIATION (1)	A term of years expiring on 1/07/2027	£33,855	
Unit 2	Office	435.15	(4,684)	SECRETARY OF STATE FOR COMMUNITIES AND LOCAL GOVERNMENT	10 years from 25/12/2021 (5)	£61,762	25/12/2026
Unit 3	Office	435.15	(4,684)				
Unit 4	Office	435.15	(4,684)	SENSE, THE NATIONAL DEAFBLIND & RUBELLA ASSOCIATION (1)	A term of years expiring on 1/07/2027 (11)	£34,659.96	
Unit 5	Office	435.15	(4,684)	CERA CARE OPERATIONS LIMITED (2)	5 years from 24/08/2021 (11)	£35,130	
Unit 6	Office	196.95	(2,120)	BUXTON SPECIAL ALLOYS LIMITED	10 years from 03/03/2021 (6)	£16,400 (10)	
Unit 7	Office	203.83	(2,194)	SENSE, THE NATIONAL DEAFBLIND & RUBELLA ASSOCIATION (1)	A term of years expiring on 1/07/2027	£15,900	
Unit 8	Office	161.00	(1,733)	KINETIC NURSING SERVICES LIMITED (3)	10 years from 29/09/2020	£17,325	29/09/2025
Unit 11	Office	160.91	(1,732)				
Unit 9	Office	190.08	(2,046)	GREENS DESSERTS UK LIMITED	8 years from 20/12/2022 (12)	£15,375	
Unit 10	Office	190.08	(2,046)	VACANT			
Unit 12	Office	199.74	(2,150)	MEMORY LANE DAY CENTRE LIMITED	5 years from 01/05/2025 (7)	£12,362 (10)	
Unit 13	Office	196.95	(2,120)	FOREFRONT SCAFFOLDING SOLUTIONS LIMITED	3 years from 25/11/2023	£15,500	
Unit 14	Office	145.39	(1,565)	CRYSTAL VIEW GLAZING LIMITED	3 years from 02/01/2025 (8)	£11,812.56 (10)	
Unit 15	Industrial/Warehouse	480.21	(5,169)	UNDERWOOD MEAT COMPANY LIMITED (4)	10 years from 16/08/2025 (9)	£34,900	16/08/2030
Unit 16	Industrial/Warehouse	249.16	(2,682)	UNDERWOOD MEAT COMPANY LIMITED (4)	10 years from 16/08/2025 (9)	£19,450	16/08/2030
Unit 17	Industrial/Warehouse	249.16	(2,682)	UNDERWOOD MEAT COMPANY LIMITED (4)	10 years from 16/08/2025 (9)	£19,450	16/08/2030

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Unit	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.	Rent Review
Unit 18	Industrial/Warehouse	306.95	(3,304)	UNDERWOOD MEAT COMPANY LIMITED (4)	10 years from 16/08/2025 (9)(11)	£23,960	16/08/2030
Total		5,096.06	54,854			£367,841.52	

- (1) Sense is a charity which supports people who are deafblind or who have a hearing or vision impairment and another disability and campaigns for the rights of disabled people in the UK (www.sense.org.uk).
- (2) Cera is Europe's largest provider of digital-first home healthcare (www.ceracare.co.uk).
- (3) Kinetic Nursing Services provide Temporary & Permanent Healthcare personnel into a wide range of clinical settings (www.kinetic-nursing.co.uk).
- (4) Underwood Meat Company is one of the largest independent catering butchers in the UK and has been operating for almost 50 years (www.underwoodmeat.co.uk).
- (5) The lease provides a tenant option to determine on 25/12/2026.
- (6) The lease provides a tenant option to determine on 03/03/2027.
- (7) The current annual rent is £6,181.25 to 31/10/2025, after which the rent reverts to £12,362.50 per annum until 30.04.2026. On completion of the sale, the Seller will allow the Buyer a sum equivalent to the proportion of the reduced rent for the period from the date of completion up to and including 31/10/2025. From 01/05/2027 the rent will be £13,975 per annum. The lease provides a tenant option to determine on 01/05/2027.
- (8) The lease provides a tenant option to determine on 02/01/2026.
- (9) The lease provides a tenant option to determine on 15/08/2030.
- (10) A rent deposit is held by the Landlord.
- (11) The lease is subject to a schedule of condition.
- (12) The lease provides a tenant option to determine on 20/12/2028.

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Contacts

Acuitus

Charlie Powter
+44 (0)20 7034 4853
+44 (0)7768 120 904
charlie.powter@acuitus.co.uk

Jon Skerry
+44 (0)20 7034 4863
+44 (0)7736 300 594
jon.skerry@acuitus.co.uk

Seller's Solicitors

Womble Bond Dickinson LLP
The Spark, Draymans Way, Newcastle Helix
Newcastle Upon Tyne
NE4 5DE

Liz Evans
0191 279 9791
liz.evans@wbd-uk.com

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