



FOR SALE (On Instruction From The University of Sheffield)
HUMPHRY DAVY HOUSE
Golden Smithies Lane, Wath Upon Dearne,
Rotherham, S63 7ER

smc 0114 2812183
CHARTERED SURVEYORS

HUMPHRY DAVY HOUSE, GOLDEN SMITHIES LANE, WATH UPON DEARNE

- OFFICE PREMISES COMPRISING AN AREA OF 45,460 SQ FT (4,223.23 SQ M).
- BUILDING CONSTRUCTED CIRCA 1998 AND IS AVAILABLE FOR SALE WITH VACANT POSSESSION.
- CIRCA 142 CAR PARKING SPACES AVAILABLE.
- PREMISES SPLIT OVER 4 LEVELS.

LOCATION

Situated approximately 10 miles north east of Sheffield and lying between Barnsley & Doncaster, the Dearne Valley was designated as an enterprise zone in 1995, which has now expired. Since that time it has been transformed by the creation of some 10,000 new jobs occupying a wide range of new commercial developments.

The area has excellent road links which lead to Junction 36 of the M1 to the west and to Junction 36 of the A1 (M) to the east. Mainline rail services are available from nearby Doncaster, whilst Leeds Bradford Airport and Doncaster Airport are within easy motorway drives.

We understand that the area has a population of approximately 90,000 persons in established centres such as Wath upon Dearne, Mexborough, Swinton and Conisborough. However, there are nearly 400,000 within a 20 minute drive and including the surrounding centres of Barnsley, Doncaster and Rotherham, there are around 1.25m people.

Whilst historically, employment was largely centred on the coal industry, it is now widely spread across the office, retail, distribution, manufacturing and service sectors.

SITUATION

Humphrey Davy House is situated at the eastern end of the Dearne Valley where much of the new commercial development has taken place. Other occupiers in the immediate vicinity include Powergen, Ikea, Ventura, Royal Bank of Scotland and the Pension Service.

THE SITE

It is calculated that the site comprises some **0.92 hectares (2.27acres)** as shown on the adjoining OS Plan.

TENURE

The property is long leasehold in tenure and expires in August 2122 . The ground rent is fixed at £50 per annum Please note that there is a right of way to the adjoining site across part of the subject site.

THE PROPERTY

The subject building comprises of an imposing academic building constructed over ground and three upper floors. We understand that the building was completed in 1998 and is of steel framed construction with brick cladding and powder coated double glazed aluminium windows.

Internally the accommodation has been provided with permanent internal partitions with a typical floor containing corridors along the centre of each wing with offices, teaching areas and ancillary rooms to either side. The second floor is slightly different in that one of the wings of the building has been laid out to provide a well lit open plan library area. The third floor area is smaller than the other floors, as it occupies only one wing of the building and again this mainly comprises of teaching rooms and a largely open plan feel with larger room sizes.

The premises have been fitted out to a good overall standard and include quality carpeting to most of the classroom, teaching and admin areas, gas central heating, suspended ceilings having Category 2 lighting and some air-conditioning.

PLANNING

The existing consent is understood to fall within Class B1 of the Use Classes Order, which means there is scope to obtain change of use to Class C3 residential via the Prior Notification Procedure.

ACCOMMODATION

The premises provide the following approximate net internal areas:

	Sq ft	Sq m
Ground Floor	13,119	1,218.76
First Floor	13,153	1,221.91
Second Floor	13,159	1,222.47
Third Floor	6,029	560.09
Total Net Internal Area	45,460	4,223.23

VAT

We understand that the property is not elected for VAT.

SERVICES

We understand that electricity, gas, water and mains drainage services are available and connected to the property.

PRICE

Price on application.

Amended 1 June 2016.

NB Photos taken May 2007.

ENERGY PERFORMANCE CERTIFICATE (EPC)

Energy Performance Certificate 
Non-Domestic Building

University of Sheffield
Humphry Davy House Manvers Campus, Golden Smithies Lane
Wath-upon-Dearne
ROTHERHAM
S63 7ER

Certificate Reference Number:
0510-0530-6589-2999-1002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

72

This is how energy efficient the building is.

Less energy efficient

Technical information

Main heating fuel: Natural Gas
Building environment: Heating and Natural Ventilation
Total useful floor area (m²): 4965
Building complexity (NOS level): 3

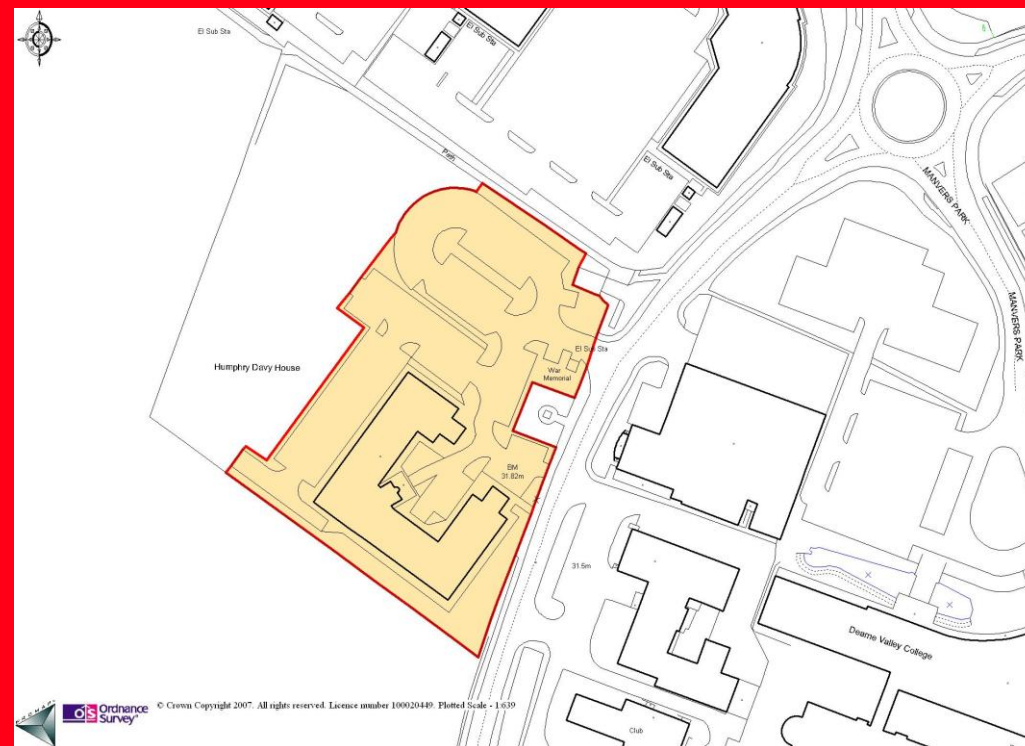
Benchmarks

Buildings similar to this one could have ratings as follows:

40 If newly built

82 If typical of the existing stock





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