

FOR SALE

ADVANTAGE HOUSE, ROTHERHAM

**19,873 SQ FT NIA
ON 2.24 ACRES**

- PROMINENT ROADSIDE LOCATION
- DETACHED VACANT OFFICE BUILDING
SUITABLE FOR EXISTING USE OR
A VARIETY OF ALTERNATIVE USES
- 1.5 MILES FROM M1 J33



M1, J33

Advantage House, Poplar Way, Catcliffe S60 5TR

/// [SPACE.BRAVO.GOES](https://space.bravo.goes)

Harworth

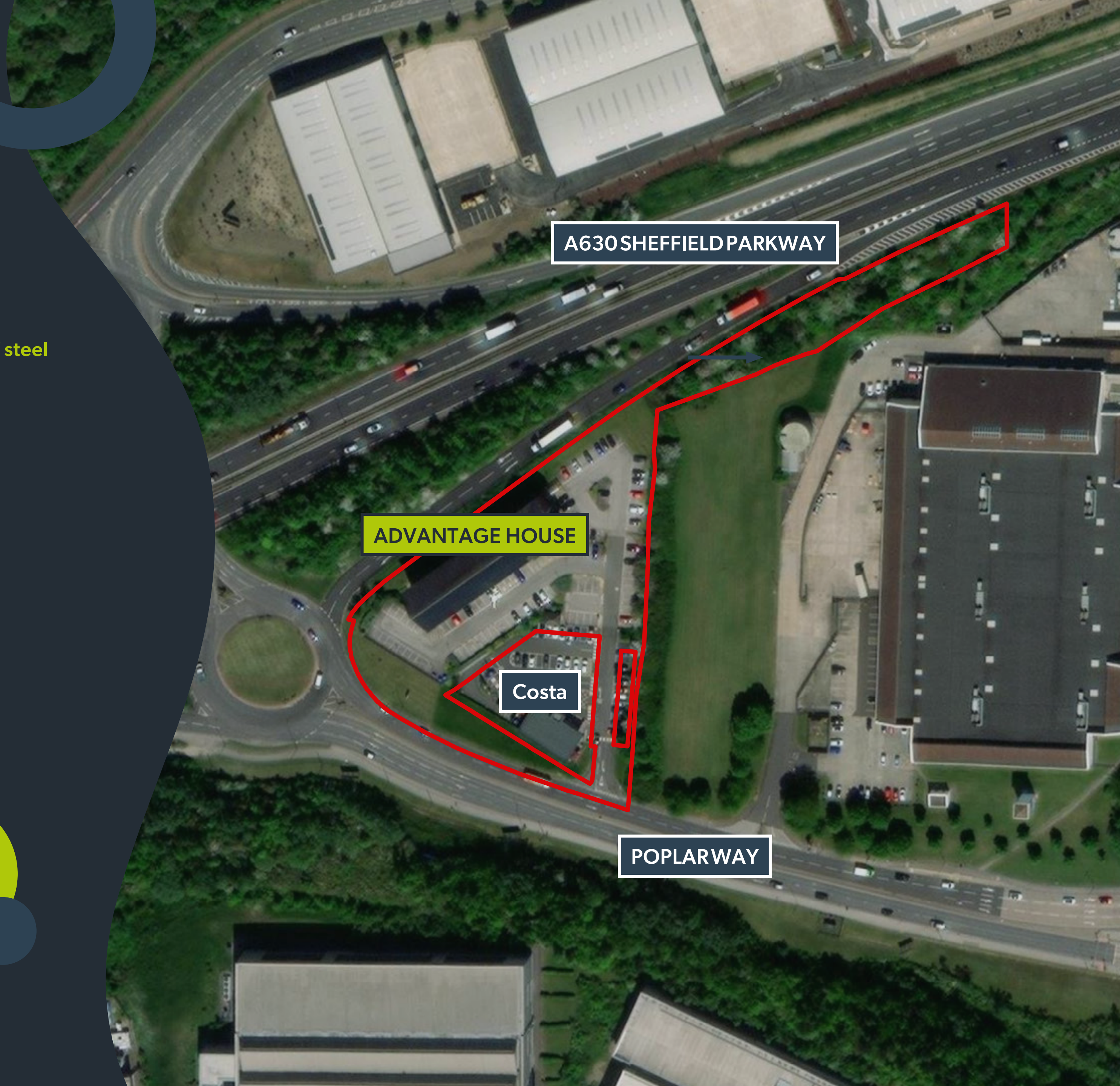
Opportunity Overview

Advantage House, Rotherham

Advantage House comprises a detached office building originally built in 1998 of steel frame construction with brick and block elevations and a large surfaced car park.

The accommodation is split over ground, first and second floor totalling 24,706 sq ft GIA. (19,873 sqft NIA)

- Three storey detached office building
- Within a total site area of 2.24 acres
- Available Freehold with vacant possession
- Suitable for alternative uses, subject to planning



Existing Site Plan

The site of approximately 2.24 acres is suitable for a number of alternative uses, subject to planning.

Harworth can also accommodate a design and build development opportunity.



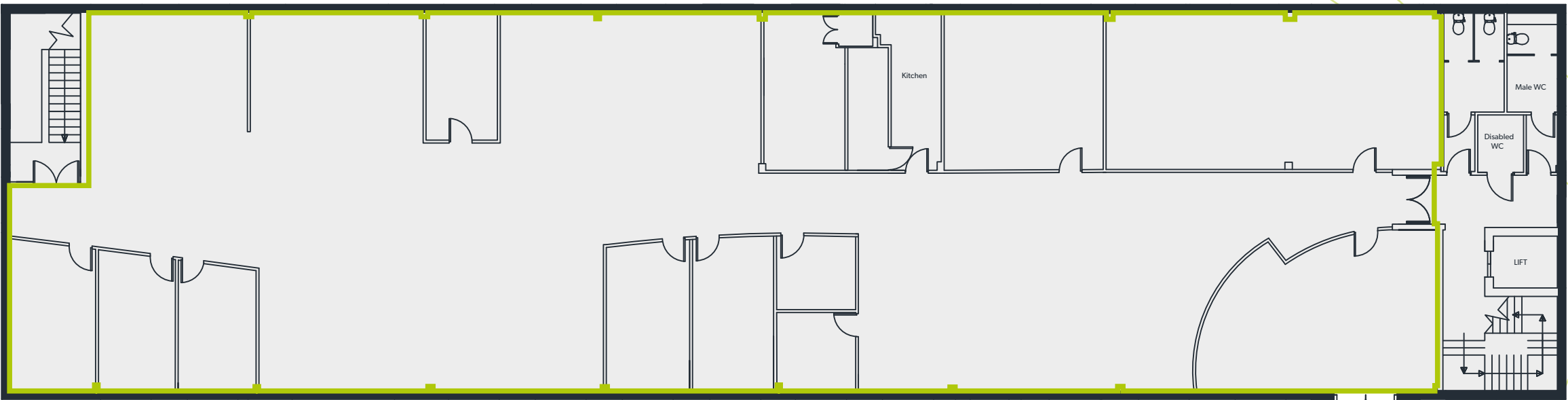
Existing Use Layout

Advantage House provides a 3 storey office building with 105 on site car parking spaces, including 11 EV spaces.

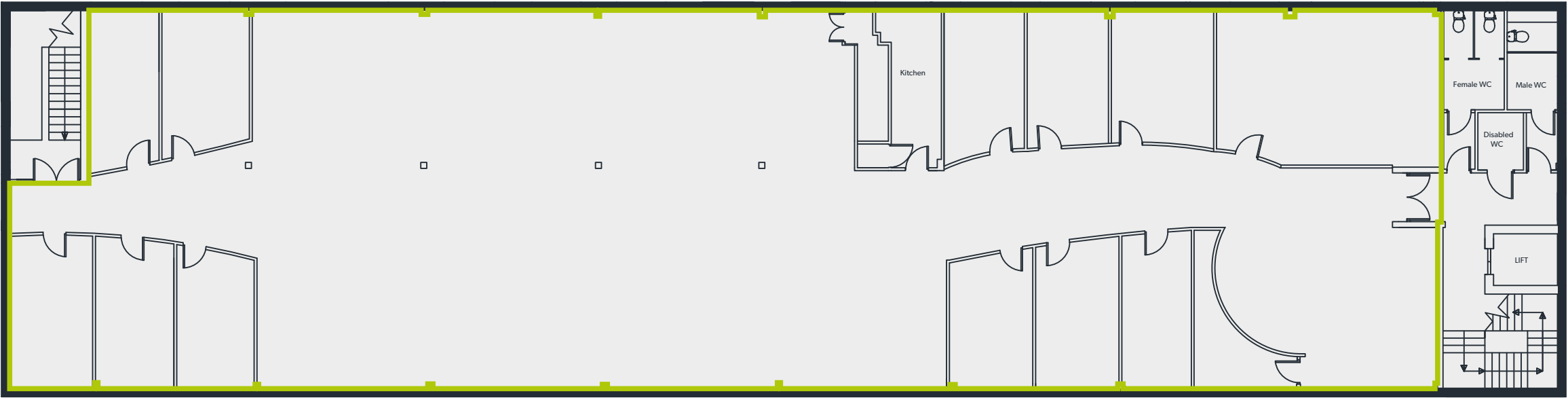
BUILDING	USE	NIA (m ²)	NIA (ft ²)	GIA (m ²)	GIA (ft ²)
Roof Plant	Plant			158.09	1,702
2nd Floor	Office	636.43	6,850	711.91	7,663
1st Floor	Office	635.67	6,842	712.10	7,665
Ground Floor*	Office	574.27	6,181	713.16	7,676
TOTAL SITE		1,846.37	19,873	2,295.26	24,706

* Please note, NIA figures exclude reception of 28.14m2 (303 ft2)

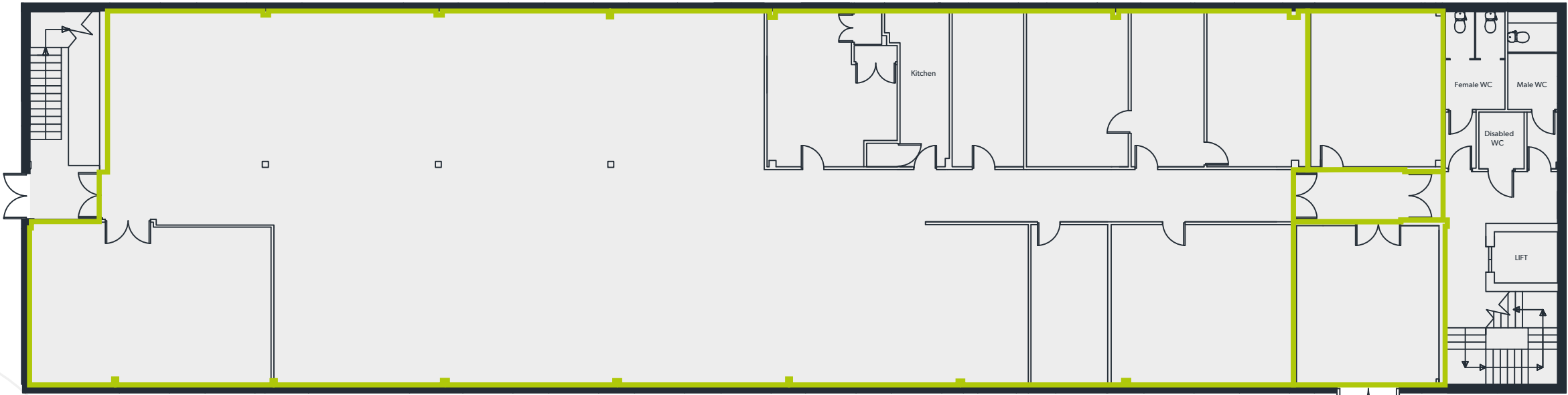
- Generous reception
- Lift access
- Flexible large floorplates benefiting from fitout including breakout, meeting rooms and offices
- Raised access floors
- Suspended ceiling with recessed lighting



Second Floor



First Floor



Ground Floor

Part of a flagship scheme

We are Waverley

Waverley is Harworth's flagship development and home to Advantage House, as well as the Advanced Manufacturing Park (AMP) - a world-class hub for innovation and high value engineering.

Global names including Rolls-Royce, Boeing, McLaren Automotive, the UK Atomic Energy Authority and Danieli have chosen the AMP for its cutting-edge facilities and collaborative environment.

Together with the AMP, the wider Waverley site spans 740 acres and will deliver over 2 million sq ft of employment space, a vibrant retail and leisure centre, up to 3,000 new homes, a new primary school, and 300 acres of green space including lakes, cycleways and walking trails.

Amenities at Olive Lane

Olive Lane marks the next chapter in the Waverley story – a brand-new neighbourhood centre by Harworth, now open and already home to a vibrant mix of quality national and independent tenants.

Designed to bring people together, Olive Lane offers a lively blend of shops, cafés and community spaces, forming the social heart of Waverley for residents, workers and visitors alike.

Olive Lane's occupiers include Waverley community centre, Canary Bar, Specsavers, Tesco Express, Hall Court Veterinary Group, Wingers, Mono Malo, Little Olive's Nursery, Serve Café and Karobar Indian Restaurant.





Location

Primed for regional and national reach

Advantage House is located in a prominent position immediately accessed off Sheffield Parkway and Junction 33 of the M1 motorway. This location benefits from a large range of amenities including the Marriott Hotel, Costa Coffee, Morrisons and the nearby Olive Lane development recently completed by Harworth.

	Minutes	Miles
Motorways		
M1 J33	5	2
A1(M) J35	17	13
Towns and cities		
Rotherham	10	5
Sheffield	13	6
Doncaster	25	18
Leeds	40	35
Nottingham	50	40
Manchester	75	45
Birmingham	90	86

Airports			
Leeds Bradford	60	45	
East Midlands	60	49	
Manchester	70	52	

Source: drivetimemaps.co.uk



M1, J33
Poplar Way, Catcliffe S60 5TR

/// SPACE.BRAVO.GOES

For further information,
please contact:



MICHAEL JAMESON
DEVELOPMENT MANAGER
mjameson@harworthgroup.com
+44 7927 563 852

harworthgroup.com

Misrepresentation Act: Knight Frank and Barker Proudlove for themselves and for the vendors or lessors of this property, whose agents they are give notice that: a) all particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not comprise part of an offer or contract: b) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them, c) no person in the employment of Knight Frank and Barker Proudlove has any authority to make any representation or warranty whatsoever in relation to this property. Computer generated imagery is indicative only. June 2026 – 07571-01 Thinkbdw.



For all enquiries, please contact:



Rebecca Schofield
rebecca.schofield@knightfrank.com
+44 7776 172 123

Peter Whiteley
peter.whiteley@knightfrank.com
+44 7979 530 416



Nick Ferris
nick@barkerproudlove.co.uk
+44 7970 850 037

Harworth