

to: Potential occupiers    fax nr: [ ]  
 from: TCN UK    date: 20-09-2008  
 ref: Waterfront  
 pages: 1 including FP  
 subject: Waterfront Development

**tcn**  
 Mowden Way  
 Wash Upon Cloase  
 Rotherham  
 South Yorkshire  
 S60 7SD  
 T +44 (0)1709 297900  
 F +44 (0)1709 297916  
 E info@tcn.co.uk  
 www.tcn.com

**Business units/Office/Industrial:**  
 Sizes from 5,000 sq ft up to 50,000 sq ft

**Residential:**  
 Outline planning consent for 350 houses on approximately 16 acres  
 10 Waterside apartment blocks (totalling 137 apartments)

**Restaurants:**  
 Sizes from 2,000 sq ft up to 7,500 sq ft

**Retail Units:**  
 Sizes from 2,000 sq ft up to 7,500 sq ft

**Leisure Units:**  
 Sizes from 10,000 sq ft up to 50,000 sq ft

**Health Care Units:**  
 Sizes from 10,000 sq ft up to 50,000 sq ft

**Availability:**  
 Units available for sale or to let. Alternatively land sales will also be considered.



NINE HOLE PAY AND PLAY GOLF COURSE WITH CLUBHOUSE AND DRIVING RANGE



Robin Hood Airport  
 20 Miles  
 25 Minutes Drive

M1 J36  
 North/South  
 6 Min drive



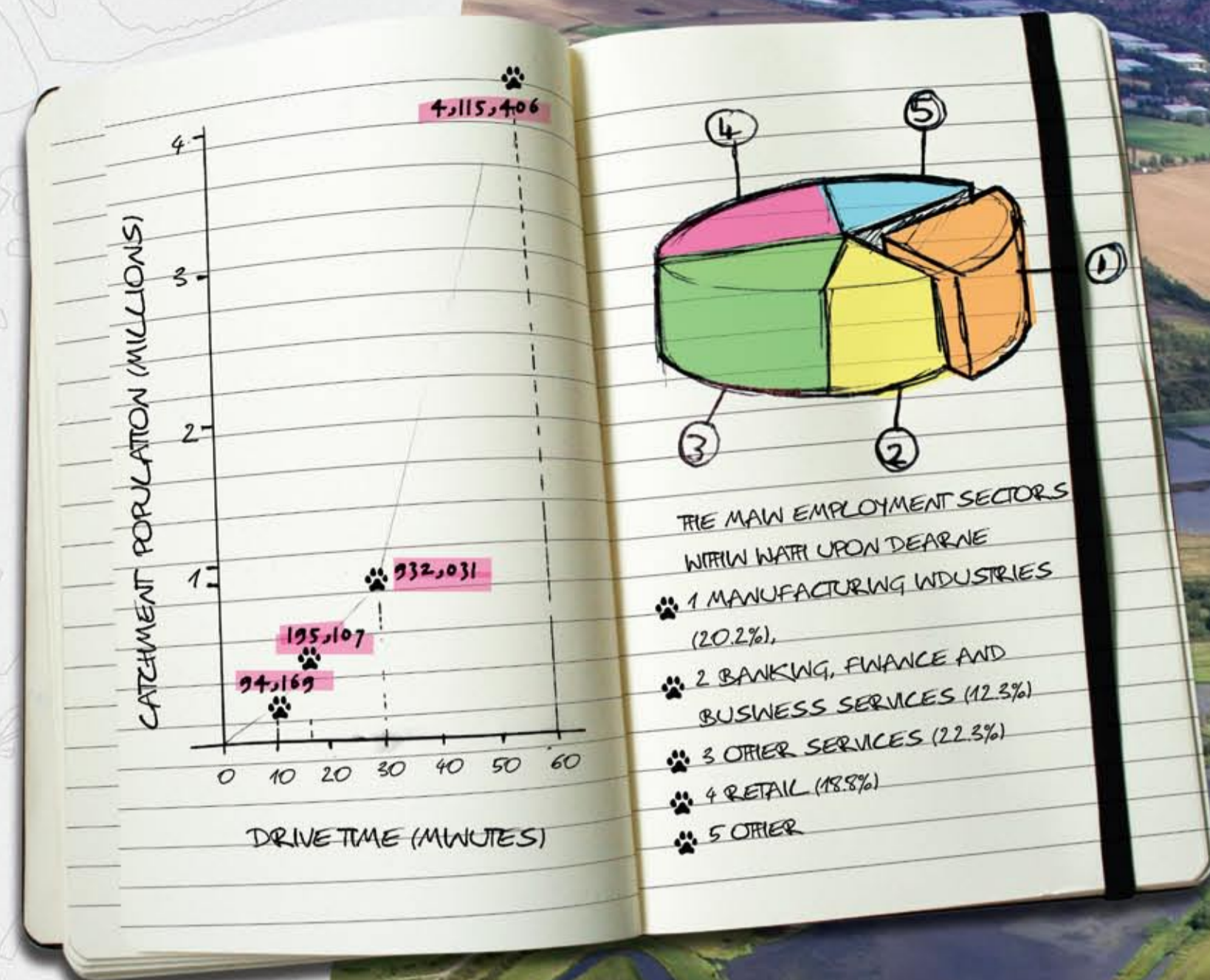
waterfront

dearne valley



Total Area of 285 Acres

- Business Units
- Leisure and Retail
- Residential



- 1 **TESCO**
- 2 **ventura**  
Outsourcing Experts
- 3 **NEXT**
- 4 Deane Valley Garden Centre

Five Minutes Drive

**B&Q** **MORRISONS**

TRAVEL TIMES BY CAR

Sheffield	20 Mins
Leeds	30 Mins
Manchester	60 Mins
Nottingham	50 Mins
London	210 Mins

IMPROVING YOUR ENVIRONMENT



**Developers**

**tcn**

Stephen Holme

The Waterfront  
Manvers Way  
Wath-upon-Deane  
Rotherham  
South Yorkshire S63 7DQ  
United Kingdom

T +44 (0)114 272 9720  
F +44 (0)114 272 9720  
M +44 (0)7778 469 116  
E stephen.holme@tcn.co.uk  
www.tcnpp.com

**Office / Industrial**

**Knight Frank**

Peter N Whiteley  
BSc MRICS  
Partner

Knight Frank LLP  
34 Peters House  
Manchester  
Sheffield S1 2EL  
+44 (0) 114 272 9720  
+44 (0) 114 272 9722 fax  
+44 (0) 7979 530416 mobile

knightfrank.co.uk  
peter.whiteley@knightfrank.com

**GVA Grimley**

International Property Advisers

Iain Marshall  
BSc MRICS

Principal Surveyor  
National Industrial Team

GVA Grimley Limited is registered in England and Wales

**Waterfront, Manvers Way, Wath-upon-Deane, Rotherham, South Yorkshire. Sat Nav: S63 7DQ**

**Retail / Leisure**

**Fifield Glyn**

No. 6 Carlos Place  
Mayfair  
London W1K 3AP  
Fax: 0207 491 3347  
0207 491 3336

Chartered Surveyors  
Commercial Property Consultants

Rod L. Welfare, BSc MRICS, ACFIAB  
Director  
www.fifieldglyn.com  
Offices in London and Cheshire

**Waterfront, Manvers Way, Wath-upon-Deane, Rotherham, South Yorkshire. Sat Nav: S63 7DQ**

- 1: From the M1 exit at junction 36
- 2: Follow the signs for the A61 Bamsley, then onto the A6195 towards Doncaster
- 3: Continue past Cortonwood Retail Park
- 4: At the Wath Road roundabout take the third exit passing the Travel Inn on your left
- 5: At the Broomhill roundabout take the 3rd exit heading for Rotherham (A633)
- 6: Continue past entrance to RSPB – The Old Moor Wetlands Centre
- 7: Access to the site is the first exit off the roundabout

