

# Rossington Serviced Offices Feasibility Study

## Rossington Miners Welfare Scheme

### Brief

BE Group was commissioned by the Rossington Miners Welfare Scheme (RMWS) to assess the scope for the provision of serviced offices in Rossington.

RMWS wish to build 12 serviced office units as an extension to the Streatfield Enterprise Centre on West End Lane in Rossington.

The proposals will not only provide space for start up businesses, but will also offer training and development opportunities.

### Activities

- An assessment of the demand for serviced office space in Doncaster and the southern area of the Borough, which includes Rossington.
- A review of the existing and emerging supply of serviced offices.
- Site visits and consultation with property market stakeholders.

### Outcome

Feedback from local property market experts, and existing schemes' high occupancy rates, suggests that demand for small serviced office space is high.

No further serviced office space schemes are planned in the study area in the immediate future, which thereby gives the RMWS proposal a market advantage.

Our recommendation is that only phase one, which comprises six units, should be built at this time.

Phase two should be delivered when the M18 link road is built or when phase one is fully occupied, and there is evidence of additional unsatisfied demand.

