

## Serviced Office Accommodation



### Unit 1, Churchills

Thornccliffe Business Park,  
Sheffield, S35 2PH

# To Let

3,105 sq ft (288.46 sq m)

- 3,105 sq ft (288.48 sq m)
- Modern ground floor self contained suite
- All inclusive rental
- Excellent on site amenities
- 24 hour security
- Established location close to Junction 35 / 35a  
36 M1

## Description

The available accommodation forms part of the Churchills office complex and provides a self contained ground floor office suite.

The accommodation is accessed via a personnel entrance, leading into predominantly open plan office accommodation, with the benefit of two fitted meeting rooms, WCs and kitchen facilities.

The accommodation is finished to a modern specification, with painted plasterwork walls, carpeting and full access raised floors. High speed broadband is available to the suite.

The accommodation has the benefit of dedicated on site car parking.

## Location

The accommodation forms part of the established Thorncliffe Business Park, ideally located in North Sheffield.

Thorncliffe Business Park is an established commercial location, having the benefit of excellent on site amenities, including Churchill's Cafe, Early Years Nursery and gym facilities.

Thorncliffe Business Park offers excellent access to Sheffield city centre, Barnsley town centre and the M1 Motorway at Junctions 35, 35a and 36. Thorncliffe Business Park ideally located North of Sheffield, accessed via the A616 to the North and Station Road (A6135) to the South.

## Accommodation

We understand that the accommodation has the following net internal floor areas:

## Contact:



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Description	sq m	sq ft
Offices	288.46	3,105
Total	288.46	3,105

## Terms

The accommodation is available to let by way of a new lease on terms to be agreed

## Rent

Upon application.

## Service Charge

There is a service charge to cover maintenance of common areas and also to cover the cost of 24 hour security.

## Business rates

The Business Rates will be inclusive within the rent.

## EPC

D81. Available on request.

## VAT

All figures quoted are subject to VAT at the prevailing rate where applicable

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.



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