

# TO LET.

*Modern Fitted Comfort Cooled Office Space with Car Parking Close to Meadowhall / Junction 34 M1.*



**First Floor Office Suite, 4 Meadowhall Business Park, Sheffield, S9 3EQ.**

*(3,742 sqft (347.64 sq m) with 11 car parking spaces)*

## Location.

Meadowhall Business Park is well located approximately 5 miles to the North of Sheffield City Centre, within the Don Valley region, close to the Meadowhall Shopping Centre at Junction 34 of the M1.

Further close by are significant landmarks, including the Ikea store, Don Valley Arena and Institute of Sport. The area is well served for public transport with proximity to regular bus services and Supertram light rail service, connecting Sheffield City Centre to the Meadowhall Shopping Centre. This is a great location for businesses who require out of town offices with amenity and regional accessibility.

Nearby office occupiers include Santander, South Yorkshire Police and Tuffnells to name but a few.

## Description.

4 Meadowhall Business Park forms part of the wider Meadowhall Business Park development, which in turn totals 72,000 sq ft across 5 buildings.

The available suite is on the First Floor of building 4 and is accessed from a communal entrance with both staircase and lift access and the usual WC amenity for both ladies, gentlemen and accessible toilets.

The suite benefits from comfort cooling, suspended ceilings with LED lighting, raised access floors with carpet tile finish and double glazed windows with blinds. The suite has been partitioned to provide kitchen / break out, meeting room, two individual offices, a server room and store. The balance of the accommodation is open plan and historically provided space for 37 desk stations.

Externally, there are landscaped areas together with seating and private car parking on an allocated basis for 11 cars. Further to the front of the overall development is a sandwich shop/café fronting Carbrook Road, which provides a good amenity for coffee, tea, sandwiches and snacks.

**Subject to Contract.**



## Accommodation.

We understand that the property has the following approximate Net Internal Floor Area (NIA):-

Description	Sq M	Sq Ft
First Floor	347.64	3,742

## Quoting Rent.

The quoting rent is £13.00 per sq ft per annum exclusive.

## Terms.

The accommodation is available to let by way of a new Full Repairing and Insuring (FRI) Lease on terms to be agreed.

## Service Charge.

There is a service charge to cover the external fabric and common areas of Block 4 and also an estate charge for the wider development.

## Rateable Value.

The property has a Rateable Value of £43,250. Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

## EPC.

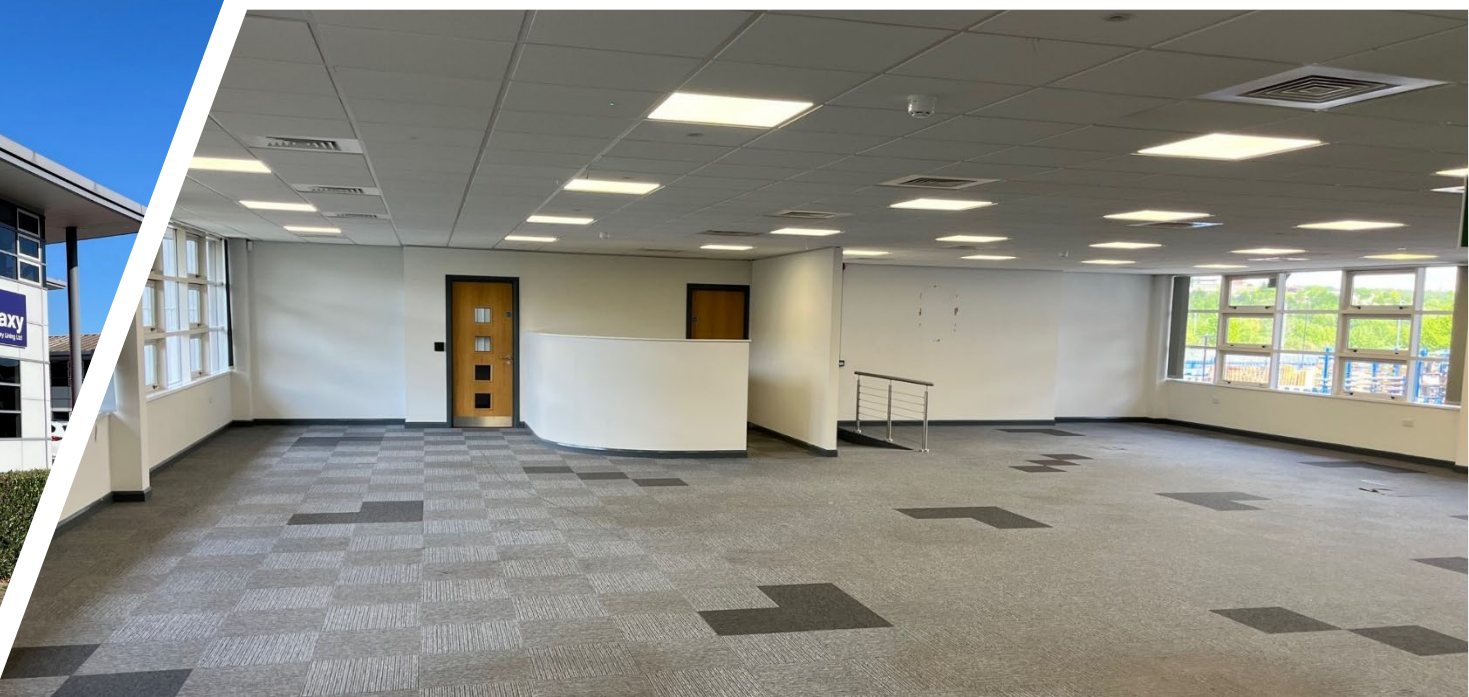
The property has an Energy Performance Certificate (EPC) rating of C.

## VAT.

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

## Costs.

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



# Contact.

For further information, or to arrange a viewing, please Joint Agents:

KNIGHT FRANK

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Particulars dated June 2023. Photographs dated June 2023.

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