

To Let.

Modern office space with excellent access to Junction 34 of the M1 Motorway and Meadowhall.



Building 3, Meadowhall Business Park, Carbrook Hall Road, Sheffield, S9 2EQ.

Modern office space on an established business park – two suites available – sizes ranging from 915 - 1,135 sq ft.

Location.

The subject premises form part of the established Meadowhall Business Park, which is located in the heart of the Don Valley at Carbrook, benefitting from excellent main road prominence, public transport links and close by staff amenities.

Meadowhall Retail Park is located directly opposite the site. Meadowhall Shopping Centre is 0.5 miles to the North whilst Sheffield City Centre is 5 miles to the South. The site also benefits from excellent motorway links, with Junction 34 of the M1 located 1 mile to the North.

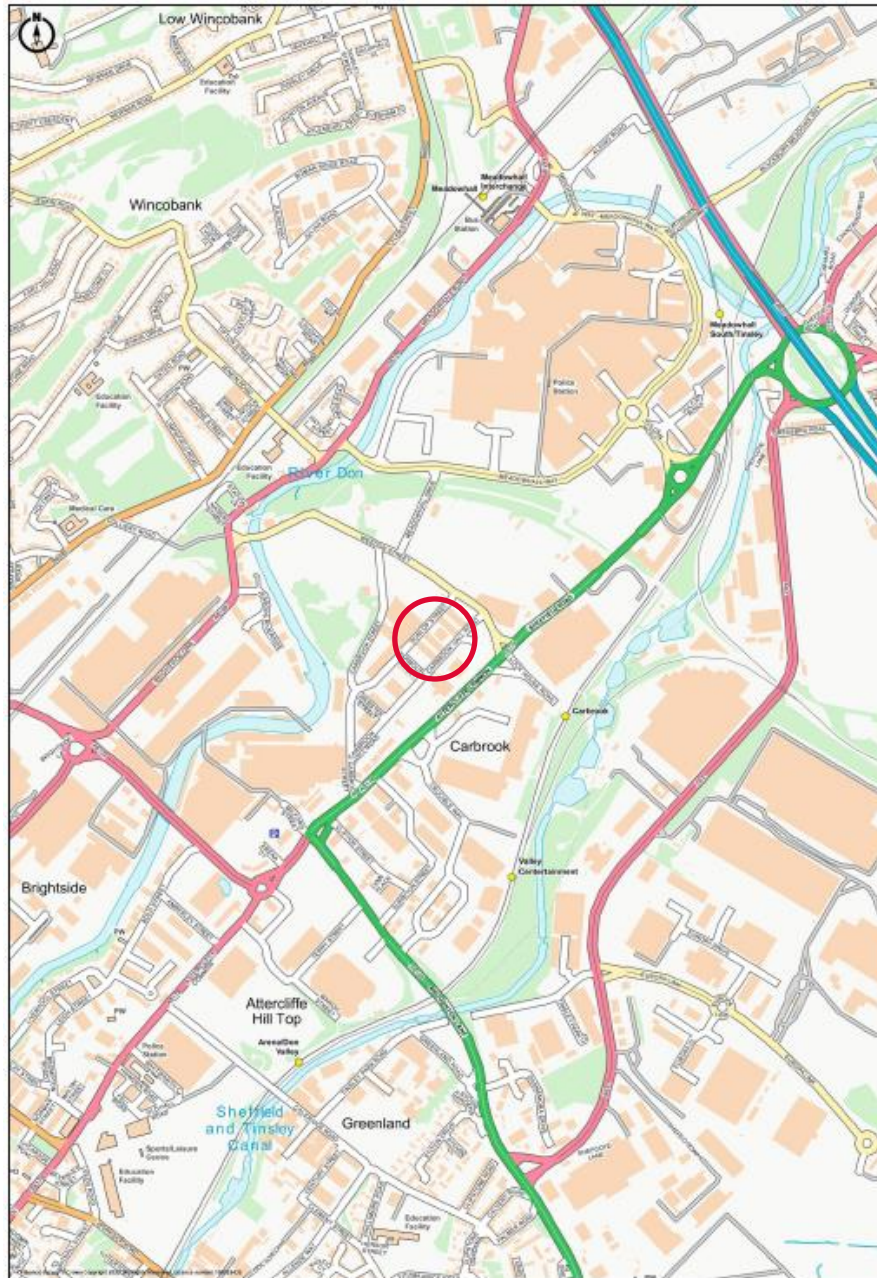
Some notable local occupiers include Preventx Limited, Wilford Smith Solicitors and Tata Steel Sheffield.

Description.

This available accommodation comprises modern office space across the ground floor and first floor which is accessed by a ground floor shared reception area, and forms part of a wider multi-let detached office building.

The accommodation includes the following specification:

- Mix of fluorescent strip lighting and LED lighting
- Water based heating system
- Wireless and fibre optic connection
- Perimeter trunking
- Carpeted floors
- Suspended ceiling
- Shared W/C and shower facilities
- Kitchenette
- Lift access
- Secure business park
- 4 dedicated car parking spaces to each available suite



Accommodation.

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

Description	Sq M	Sq Ft
Ground Floor Suite	85.00	915
First Floor Suite	105.44	1,135
Total	190.44	2,050

Quoting Rent.

The quoting rent is £12.00 per sq ft per annum exclusive for each suite.

Terms.

The premises are available by way of new Full Repairing and Insuring (FRI) Leases on terms to be agreed.

Service Charge.

An inclusive Service Charge is payable, which covers the maintenance and upkeep of the common areas of the estate, Building Insurance and utilities (gas, electricity and water). This currently runs at approximately £6.00 per sq ft per annum exclusive.

VAT.

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

Rateable Value.

We understand that the premises are assessed with the following Rateable Values:

Ground Floor Suite – Rateable Value - £9,900
First floor Suite – Rateable Value - £12,250

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

We understand that interested parties may benefit from small business rate relief subject to application.

EPC.

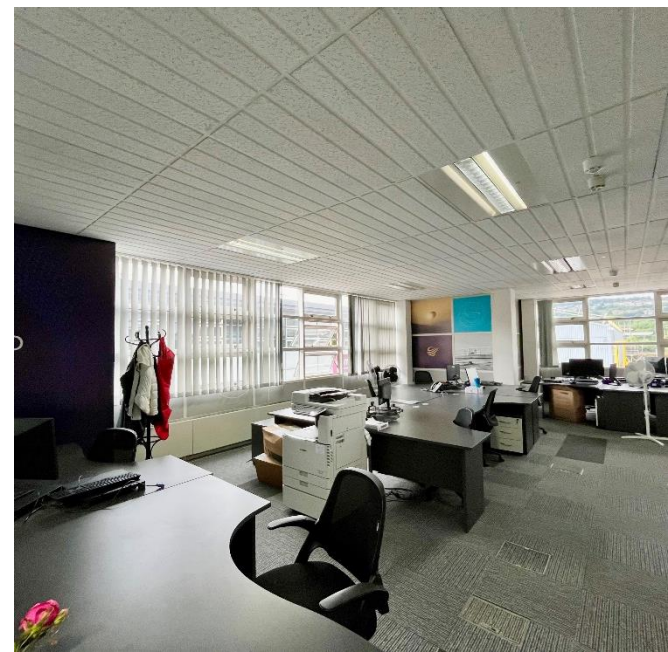
The property has an Energy Performance Certificate (EPC) rating of C67.

Due Diligence.

Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

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 contact joint agents Knight Frank or Eaton Commercial:.

Kitty Hendrick

+44 114 241 3907

+44 7989 735 137

Kitty.Hendrick@knightfrank.com

Peter Whiteley

+44 114 241 3903

+44 7979 530 416

Peter.whiteley@knightfrank.com

Robert Eaton

+44 114 257 3442

+44 7860 858 021

robert@eatoncommercial.com

Tom Eaton

+44 114 257 3441

+44 7712 047 354

tom@eatoncommercial.com

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3. Regulations: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
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Particulars dated July 2024. Photographs dated July 2024.

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