

Attractive Office Suite



First Floor, The Mews

Thornccliffe Business Park
Sheffield, S35 2PH

To Let

1,044 - 3,792 sq ft
(96.99 - 352.29 sq m)

- First Floor office suites comprising 3 open office areas, kitchen and WC facilities
- Part of high quality business park
- Excellent on site car parking
- Excellent access to Sheffield city centre and the M1 Motorway at Junctions 35, 35a and 36
- 24 hour security

Description

The opportunity comprises two First Floor self contained offices with a mix of office, meeting room or training room, kitchen and WC facilities.

Specification includes recessed lighting, gas central heating and dado trunking.

Note: Suite 1 is already fitted and Suite 2 offers a bespoke fit out opportunity - further there is a potential to link the buildings, if required.

Externally, there good car parking on site, as well as landscaped areas.

Location

The subject premises form part of the hugely successful Thorncliffe Business Park, home to well known occupiers including Guardian Electrical, Kier, Plumb Centre, B Braun and National Farmers Union.

Thorncliffe Business Park is an established commercial location, having the benefit of excellent on site amenities, including Churchill's Cafe, Cornerstone 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 is ideally located North of Sheffield, accessed via the A616 to the North and Station Road (A6135) to the South.

Terms

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

Rent

£11.75 per sq ft per annum exclusive.

Service Charge

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

Accommodation

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

Description	sq m	sq ft
Suite 1	96.99	1,044
Suite 2	255.30	2,748
Total	352.29	3,792

Business rates

Interested parties are advised to make their own enquiries with the local rating office to verify this information.

EPC

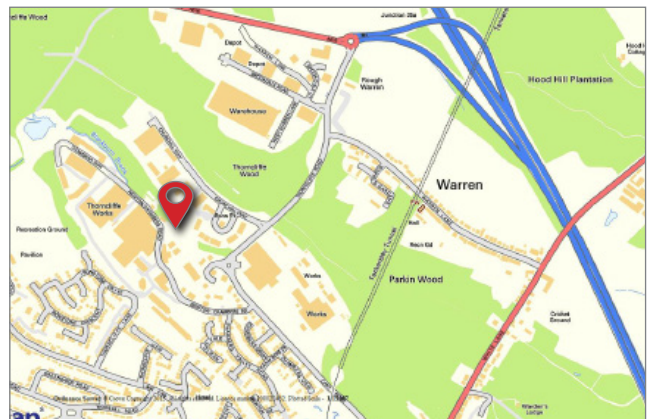
Available on request.

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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