

Attractive Office Suite



1 Rotunda Business Park

Thornccliffe Business Park
Sheffield, S35 2PH

To Let

1,321 sq ft
(122.719 sq m)

- Flexible floor plate providing a mix of open plan cellular office and kitchen / break out
- 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

1 Rotunda Business Park comprises a two storey self contained building. The available suite is at first floor and is accessed from a communal core with staircase access and shared toilet facilities. The suite has been fully redecorated and re carpeted, providing flexible business space, predominantly open plan office with three individual meeting rooms/offices which have been partitioned and a kitchen / break out.

Externally, there is car parking for 6 cars.

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 Café, Cornerstone Nurseries Ltd and gym facilities. The business park is located to benefit from easy access to the M1 Motorway at Junction 35a as well as easy access into Sheffield City Centre to the South

Terms

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

Rent

£12.00 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
First Floor	1,321	122.719
Total	1,321	122.719

Business rates

The premises have a rateable value of £26,500. Interested parties are advised to make their own enquiries with the local rating office to verify this information.

EPC

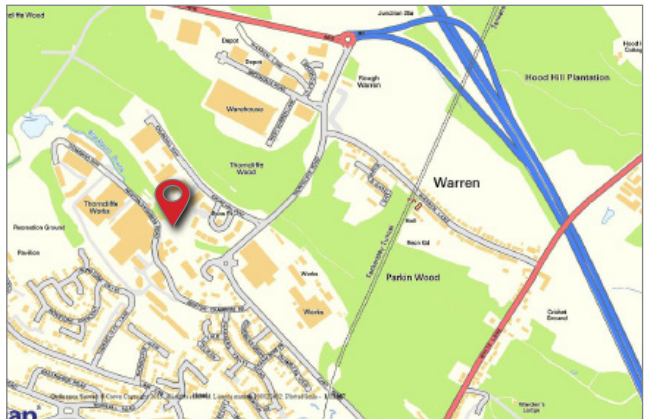
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VAT

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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