

Modern Office Accommodation



Unit 6 Newton Business Centre

Thornccliffe Business Park
Sheffield, S35 2PH

To Let

2,230 - 4,503 sq ft
(207.17 - 418.34 sq m)

- 2,230 - 4,503 sq ft
- Available Immediately
- Established Business Park location
- Excellent on site car parking
- 24 hour on site security
- Easy access to Junction 35, 35a and 36 M1

Description

The property comprises a modern detached pavilion style two storey office building.

The premises are accessed via a personnel entrance leading into the building, from which there is access to the ground and first floor accommodation, which is finished to a specification to include the following:-

- Painted plasterwork walls
- Lighting throughout
- Gas fired central heating
- Kitchenette facilities
- Male and female WCs
- Partitioned meeting rooms
- Extensive on-site car parking
- The premises can be let on a floor-by-floor basis

Location

The subject premises form part of the successful Thorncliffe Business Park, home to well known occupiers including Kier Services, Guardian Electrical and Wolseley.

The Business Park has the benefit of excellent on-site amenities, including Churchills Café, Comerstone Nursery and an on-site gym.

Thorncliffe Business Park offers convenient access to Sheffield City Centre, Barnsley Town Centre and the M1 Motorway at Junctions 35, 35a and 36 M1. The park is ideally located in North 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

£12.00 per sq. ft.

Accommodation

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

Description	sq m	sq ft
Ground Floor	207.17	2,230
First Floor	211.16	2,273
Total	418.33	4,503

Service Charge

There is a service charge to cover the maintenance of common areas and the provision of 24-hour security. This is currently running at £1.50 per sq. ft per annum exclusive.

Business Rates

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

EPC

The premises have an EPC Rating of B49.

A full copy of the EPC Report can be provided upon 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.

Contacts:



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Particulars dated July 2020. Photographs and video dated July 2020

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