

TO LET / FOR SALE



Modern Office Building With Car Parking

**Pennine House, 35a Business Park, Churchill Way,
Chapelton, Sheffield, S35 2PY**

Location.

The property is prominently located on the established Sheffield 35a Business Park, situated approximately 5 miles North of Sheffield City Centre, close to Chapeltown and Ecclesfield. The Business Park is located within a mile of Junction 35 of the M1 Motorway, providing good regional accessibility.

Postcode for sat nav purposes: S35 2PY

Description.

The property briefly comprises a detached two storey modern office building occupying a profile position on to the main estate road.

There is a self contained car park to the centre of the site, providing 29 car spaces and through to the rear is separate servicing to the rear service bay.

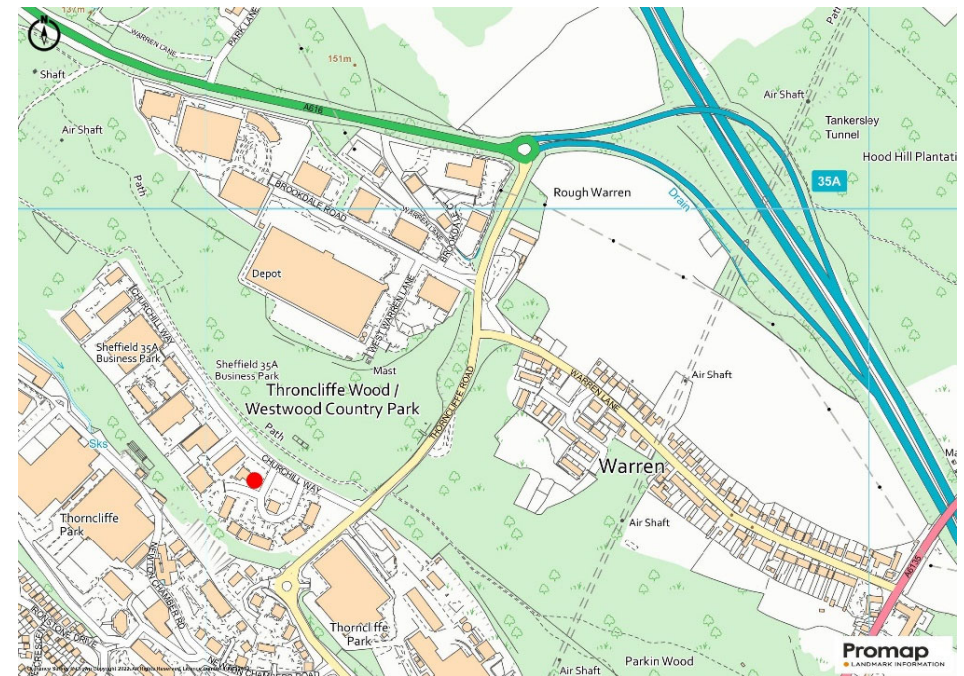
Internally, the building provides for a mixture of open plan and cellular offices / meeting rooms, benefiting from a modern specification including reception area with lift access, staircase, male, female and accessible toilets and shower.

Through to the office space on both Ground & First Floors, there is a mix of open plan and cellular space, providing a mix of office and meeting rooms. General specification includes suspended ceilings with recessed lighting, comfort cooling, raised access floors. Note: to the rear of the ground floor is a useful store with external access doors to a service area.

Accommodation.

Description	Sq M	Sq Ft
Ground Floor Reception	14.58	157
Ground Floor Offices/Small Store	423.75	4,561
First Floor Offices	431.31	4,642
Total	896.64	9,361

There are 29 car parking spaces to the front of the building, which would be allocated on a pro-rata basis.



Terms/Availability.

The property is available to let / for sale.

On a To Let basis, the rental is £12.00 per sq ft per annum exclusive and consideration can be given to the letting of the building as a whole, or on a floor by floor basis.

On a sale, the building is available for sale at a price equivalent to £120.00 plus VAT per sq ft.

Rating.

The property has a Rateable Value of £81,500.

Tenure.

We are informed the property is freehold.

EPC.

C65. Full copy available on request.

VAT.

All prices, rents and other figures in reference to the property are quoted exclusive of VAT at the prevailing rate.





Viewing & Contact.

For further information, or to arrange a viewing, please contact sole agents Knight Frank.

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