

Modern Office Accommodation



Unit 5, Park Square

Thornccliffe Business Park
Sheffield, S35 2PH

To Let

3,100 - 6,200 sq ft
(301.85 - 575.99 sq m)

- 3,100 - 6,200 sq ft
- Established Business Park location
- 24 hour on site security
- Easy access to Junctions 35, 35a and 36 M1

Description

Unit 5 Park Square comprises a detached two storey pavilion style office.

The accommodation is accessed via an entrance area from which there is staircase and lift access to the first floor. A secondary entrance also leads directly into the ground floor office.

The accommodation is finished to a specification to include:

- Painted plasterwork walls
- Suspended ceilings
- Lighting throughout
- W/Cs and kitchenette
- Gas fired central heating
- Air conditioning
- Full access raised floors
- Kitchen facilities
- DDA compliant lift
- Car parking available at a ratio of 1 space per 200 sq ft

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, Cornerstone 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 | 287.99 | 3,100 |
| First Floor | 287.99 | 3,100 |
| Total | 575.98 | 6,200 |

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.

Business Rates

The premises have a Rateable Value of £67,500.

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 is available 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:



Kitty Hendrick / Peter

Whiteley

Knight Frank LLP

0114 272 9750

Kitty.Hendrick@knightfrank.com /

Peter.whiteley@knightfrank.com

IMPORTANT NOTICE

(1) Particulars: These particulars are not an offer or contract, nor part of one. Any information about price or value contained in the particulars is provided purely as guidance, it does not constitute a formal valuation and should not be relied upon for any purpose. You should not rely on statements by Knight Frank in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property. No responsibility or liability is or will be accepted by Knight Frank LLP, seller(s) or lessor(s) in relation to the adequacy, accuracy, completeness or reasonableness of the information, notice or documents made available to any interested party or its advisers in connection with the proposed transaction. All and any such responsibility and liability is expressly disclaimed.

(2) Photos, Videos etc: The photographs, images, property videos and virtual viewings etc. show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.

(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.

(4) VAT: The VAT position relating to the property may change without notice.

(5) Financial Crime: In accordance with the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 and Proceeds of Crime Act 2002 Knight Frank LLP may be required to establish the identity and source of funds of all parties to property transactions.

(6) To find out how we process Personal Data, please refer to our Group Privacy Statement and other notices at <https://www.knightfrank.com/legals/privacy-statement>.

Particulars dated July 2020. Photographs and video dated July 2020

Knight Frank is the trading name of Knight Frank LLP. Knight Frank LLP is a limited liability partnership registered in England and Wales with registered number OC305934. Our registered office is at 55 Baker Street, London W1U 8AN where you may look at a list of members' names. If we use the term 'partner' when referring to one of our representatives, that person will either be a member, employee, worker or consultant of Knight Frank LLP and not a partner in a partnership.