

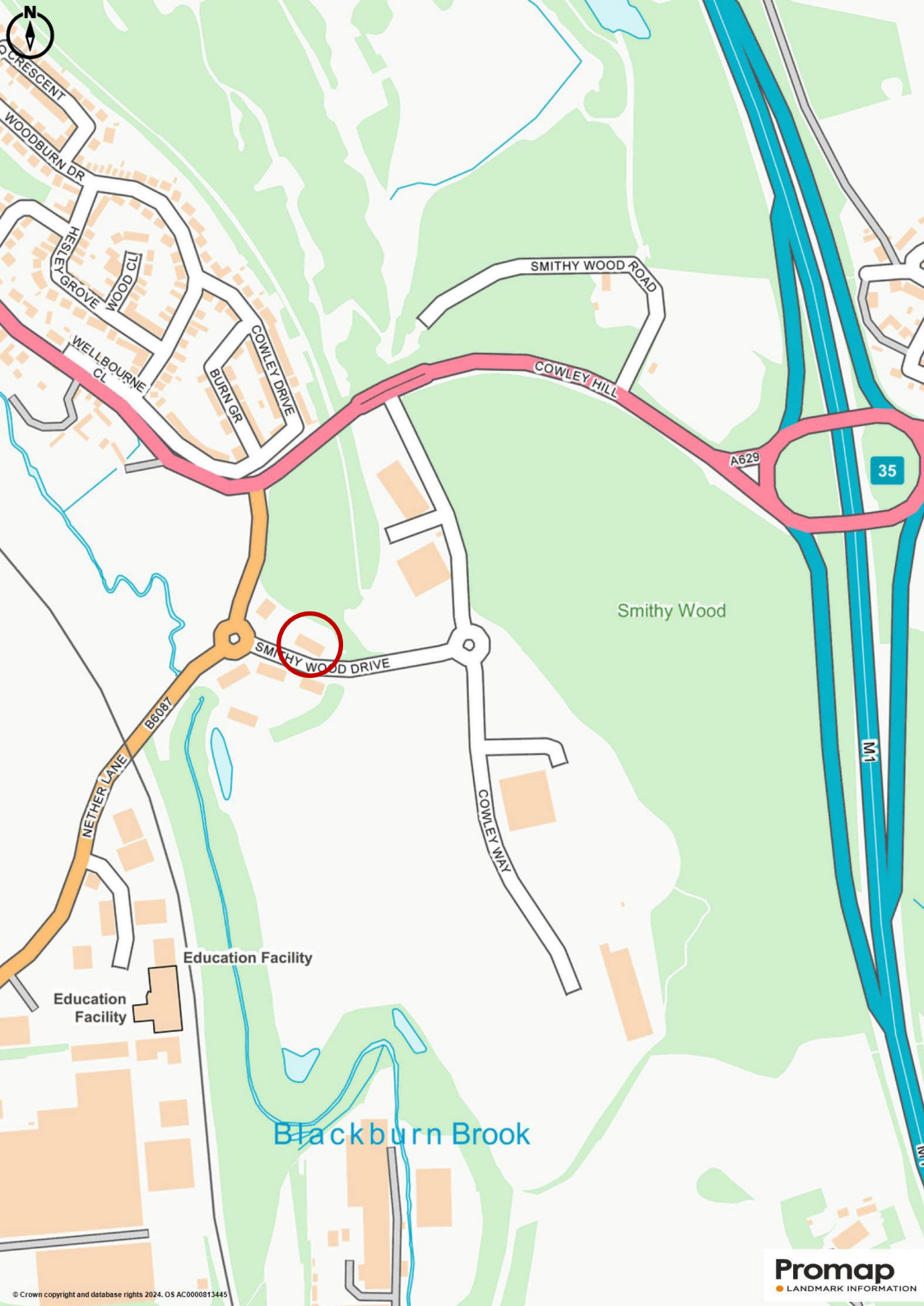
FOR SALE / MAY LET



*Modern Detached Office / Business Building offering quality office accommodation with ancillary stores
7,920 sq ft (736.07 sq m) with 30 on site car spaces*



**1 Smithywood Drive, Smithywood Business Park, Chapeltown,
Sheffield, S35 1QN**



Location.

Smithywood Business Park is located close to Junction 35 of the M1. The development has excellent links to the whole of the motorway network, Sheffield City Centre is approximately 5 miles to the South and Meadowhall is just 2.5 miles away at Junction 34.

District shopping and other commercial facilities are located in Chapeltown, less than 1 mile away from the business park.

Description.

The property comprises a detached two storey office / business building, predominantly offices, but with Ground Floor workshop / warehousing. The building has a net internal floor area of approximately 7,923 sq ft (736.07 sq m) and car parking for 30 cars. The main entrance into reception core comprises reception area, both staircase and lift access, i.e. fully DDA compliant, ladies, gents and accessible toilets.

At Ground Floor, there is an open plan office / training area with meeting room, office and tea point. Beyond, is a clean store area with roller / double door access point. Note: this area can be reinstated back to offices, if required. At First Floor, there is a large open plan office, kitchen/breakout and several partitioned offices/meeting rooms. Note: all partitions are demountable and can be reconfigured to meet occupier requirements.

Specification to the office areas include:

- Raised access floors
- Carpeted
- Suspended ceiling with recessed lighting
- VRV comfort cooling providing bright, flexible working environments on both floors.
- The raised access floor on the store has been removed, however, could easily be reinstated, dependent on occupier need.

Accommodation.

The property has the following approximate Net Internal Area:

Description	Sq M	Sq Ft
Ground Floor Stores	225.04	2,422
Ground Floor Offices/Breakout	136.10	1,465
First Floor Offices	374.66	4,033
Total	736.07	7,920

Note: Split between office and storage accommodation
Offices – 5,498 sq ft (511.03 sq m)
Stores – 2,422 sq ft (225.04 sq m)

Externally, there are 30 car parking spaces allocated to the building.

Note: the warehouse/storage area can easily be reconfigured into office space, dependent on occupier need.

Service Charge.

There is an estate service charge to look after common communal areas of the estate.

Business Rates.

The property has a current rateable value of £79,500.

Quoting Terms.

The property is available for sale at a quoting price of £990,000 plus VAT, i.e. £125.00 per sq ft plus VAT.

Alternatively, consideration can be given to a lease on terms to be negotiated at a rent of £12.50 per sq ft per annum exclusive.

Due Diligence.

Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

VAT.

All figures quoted are subject to VAT at the prevailing rate where applicable.

Costs.

Each party is to be responsible for their own legal costs incurred in any transaction.



Contact.



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

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Particulars dated May 2024. Photographs dated March 2024.

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