

Modern Office Accommodation



Unit 4, Park Square

Thornccliffe Business Park
Sheffield, S35 2PH

To Let

454 - 1,029 sq ft
(42.18 - 95.6 sq m)

- 454 - 1,029 sq ft
- Established Business Park location
- 24 hour on site security
- Easy access to Junctions 35, 35a and 36 M1

Description

Unit 4 Park Square comprises a detached two storey period office building.

The accommodation is accessed via a spacious ground floor entrance area from which there is staircase and lift access to the first floor.

The accommodation is finished to a specification to include:

- LED / fluorescent strip lighting throughout.
- Gas central heating.
- Air conditioning.
- Carpet throughout.
- Suspended ceilings.
- Tea points within the offices.
- Ample W/C facilities in the wider building.
- Ample car parking.
- Please note Suites 4 & 6 are currently in shell specification but can be refurbished for an ingoing occupier.

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 net internal floor areas:

Description	sq m	sq ft
Suite 1	93.64	1,008
Suite 2	42.17	454
Suite 3	86.77	934
Suite 4	193.33	2,081
Suite 5	47.65	513
Suite 6	95.59	1,029
Total	559.15	6,019

Service Charge

There is a service charge to cover the maintenance of common areas and the provision of 24-hour security. Further information on the service charge is available upon request.

Business Rates

Occupiers may qualify for small business rates relief. Interested parties are advised to make their own enquiries with the local rating office to verify the rates payable.

EPC

A full copy of the EPC Reports for individual suites are 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:



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Particulars dated July 2020. Photographs and video dated July 2020

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