



DRAFT

To Let

Unit 7, Churchill Way, 35a
Business Park, Sheffield,
S35 2PY

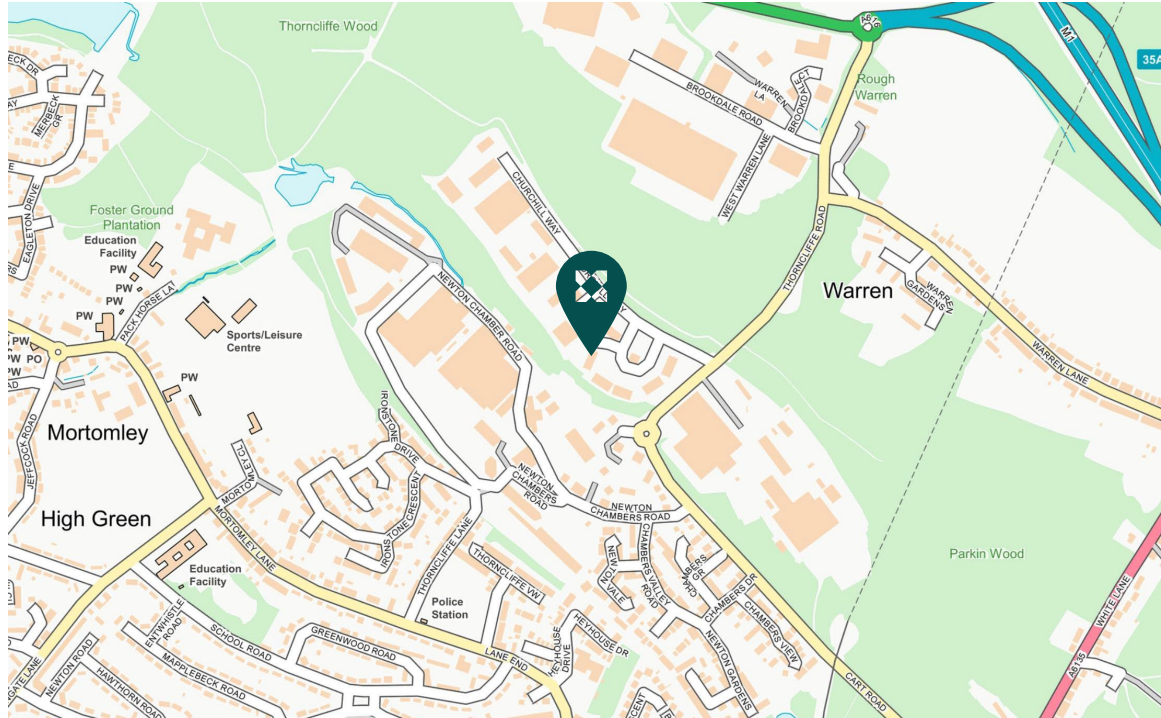
3,751 – 7,530 sq ft (348.48 – 699.56 sq m)

- Self contained detached office
- Available as a whole or floor by floor
- Raised access floor
- Comfort cooled
- Good on site car parking
- Excellent access to M1

Your partners in property



Location



The property is located approximately 9 miles North of Sheffield, on the established 35a Business Park, with its mix of offices, business units and warehouse accommodation. The property is close to Chapeltown, which offers both retail and hospitality amenities. Further, the Tankersley Manor Hotel and conference centre is within a short drive, providing excellent amenity. This location affords good access to both Junction 35a and 36 of the M1, which in turn has regional reach to Sheffield, Rotherham and Barnsley.

Description

The property briefly comprises a modern, purpose built two storey office building. The building benefits from central core with staircase and lift access, the usual WC facilities and also a shower. The Ground Floor currently provides reception / break out and a mix of open plan office and partitioned offices. At First Floor again, currently a mix of open plan office and some partitioned office and meeting room space. There are kitchen / tea point areas on both floors. Specification includes raised access floor, suspended ceiling with recessed LED lighting and comfort cooling.

Car parking on site for 23 spaces.

Accommodation

From the information provided, we understand the property comprises the following Net Internal Area (NIA):

Description	Sq M	Sq ft
Ground Floor	348.48	3,751
First Floor	351.08	3,779
Total	699.56	7,530



Suspended Ceiling



Comfort Cooling



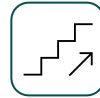
LED Lighting



Raised Access Floors



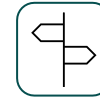
Shower



Lift Access



Kitchen



Good access to M1 Junction 35a/36



On Site Car Parking

Terms

The property is available to let as a whole or floor by floor. The accommodation is available to let by way of a new lease on terms to be agreed.

Quoting Rent

£12.00 per sq ft per annum exclusive.

EPC

The property has an Energy Performance Certificate rating of C74.

Service Charge

A service charge is payable to cover the maintenance and upkeep of the common areas of the estate.

Rateable Value

£72,000

Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.



Contact

Due Diligence

Any interested party will be required to provide the agent with company information to comply with anti money laundering legislation

Legal Costs

Each party to bear their own legal costs.

VAT

All pricing is subject to VAT at the prevailing rate where applicable.

For further information, or to arrange a viewing, please contact Knight Frank the Sole Agents



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Particulars dated March 2026. Photographs dated March 2026.

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