

To Let

5 Broadfield Court,
Broadfield Business
Park, Sheffield, S8 0XF

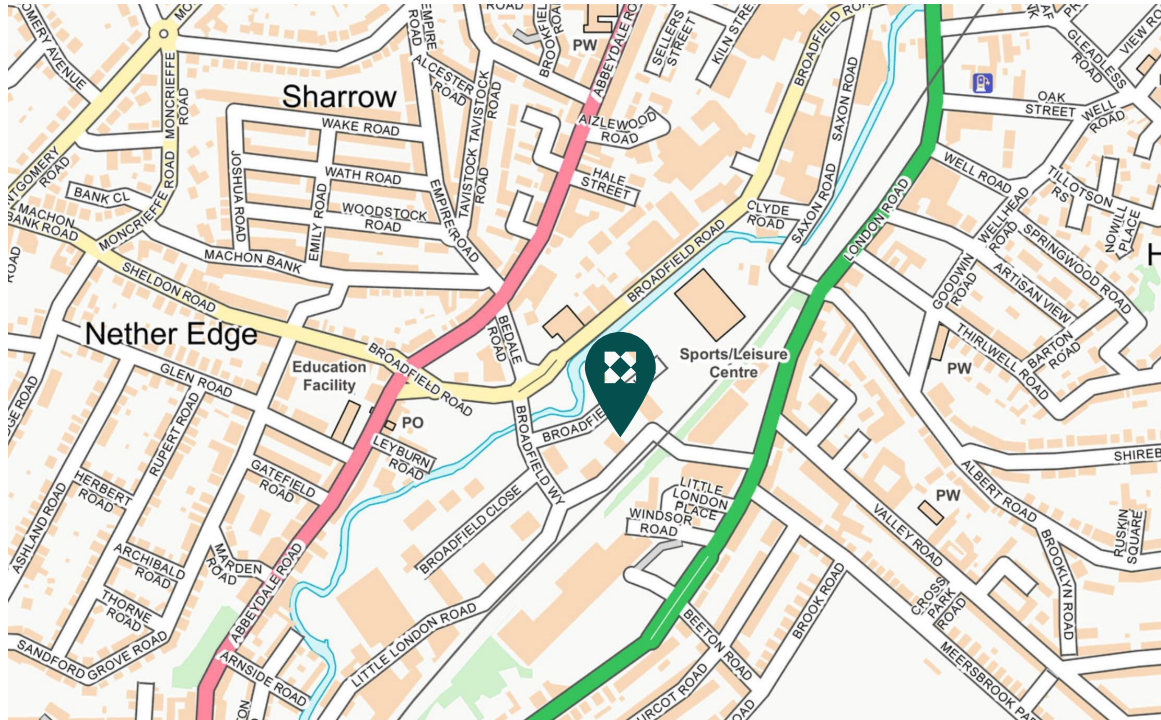
3,308 sq ft (307.32 sq m)

- First Floor Office
- Lift access
- Raised access floor, suspended ceiling and part comfort cooled
- On site car parking
- Popular location to South West of the City

Your partners in property



Location



The property is well located on an established business park, approximately 2 miles to the South West of Sheffield City Centre. The Business Park which was developed approximately 15 years ago, includes Virgin Active Leisure Club, a pub/restaurant known as The Hardy Pick and several purpose built pavilion offices with current occupier profile including CVS Vets, Everything That Is Cloud, St John Ambulance, Medigold, to name but a few.

The property has good links to both Abbeydale Road (A621) and Chesterfield Road (A61), both of which are main arterial routes from the further locations to the city centre. Both of these routes are main arterial roads with bus services on a frequent basis.

There is a variety of shops and hospitality nearby, in both of these districts/neighbourhoods.

Description

The property comprises a detached two storey pavilion office with entrance core, with both staircase and lift access and usual WC provision. The office accommodation is over two floors – Ground and First Floors, with specification including raised access floor, suspended ceiling with recessed lighting and comfort cooling in part.

Accommodation

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

Description	Sq M	Sq ft
First Floor	307.32	3,308



Suspended Ceiling



Comfort Cooling (to part)



Lighting



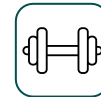
Raised Access Floors



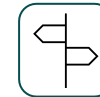
Exclusive Reception



Meeting Room



Gym on the Business Park



Edge of City Centre



On Site Car Parking

Terms

The accommodation is available to let by way of a new lease terms to be agreed.

Quoting Rent

£13.50 per sq ft per annum exclusive.

EPC

The property has an Energy Performance Certificate rating of C73.

Service Charge

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

Rateable Value

Ground Floor: £40,500

First Floor: £44,750

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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