

Modern Office Accommodation



Sir Wilfrid Newton House

First Floor, Sir Wilfrid Newton House,
Thornccliffe Business Park, Sheffield, S35 2PH

To Let

413 sq m (4,443 sq ft)

- High quality modern office accommodation
- Part of high quality business park
- Excellent on site car parking
- Excellent access to Sheffield city centre and the M1 Motorway at Junctions 35, 35A and 36
- 24 hour security

thorncliffe-park.co.uk

Location

The subject premises form part of the hugely successful Thorncliffe Business Park, home to well known occupiers including Balfour Beatty, Plumb Centre, B Braun and Distinctive Doors.

Thorncliffe Business Park is an established commercial location, having the benefit of excellent on site amenities, including Churchill's Café, Early Years Nursery and gym facilities.

Thorncliffe Business Park offers excellent access to Sheffield city centre, Barnsley town centre and the M1 Motorway at Junctions 35, 35A and 36. Thorncliffe Business Park is ideally located North of Sheffield, accessed via the A616 to the North and Station Road (A6135) to the South.

Description

The available accommodation comprises the First Floor of Sir Wilfrid Newton House, a modern office finished to a high specification to include the following:

- Painted plasterwork walls
- Combined heating and cooling system
- Partitioned meeting rooms
- Full access raised floors
- Male, female and disabled WCs
- Kitchen facility
- On site car parking

In addition there are extensive onsite amenities including Churchill's Café and Early Years Nursery.

Accommodation

From the information provided, we understand that the accommodation provides the following net internal floor areas:

	sq m	sq ft
Total	413	4,443

Terms

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

Rent

Upon application.

VAT

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

Business Rates

The premises have a rateable value of £51,000.

Rates payable for 2016/17 are 49.7 pence in the pound.

Legal Costs

Each party to be responsible for their legal costs incurred in this transaction.

Energy Performance Certificate

Available on request.



Contact:



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Subject to contract Disclaimer: December 2016

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