

Open Plan Office Accommodation



D82-1 Office

Thornccliffe Business Park,
Sheffield, S35 2PH

To Let

131 sq m (1,407 sq ft)

thorncliffe-park.co.uk

- High quality refurbished offices
- Open plan office accommodation with partitioned meeting rooms
- Established location
- Excellent access to Sheffield city centre and the M1 Motorway at Junctions 35, 35A and 36
- 24 hour security

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 location comprises a fully refurbished office having mixture for open plan and partitioned office accommodation.

The specification includes:

- Painted plasterwork walls
- Carpeting throughout
- Perimeter trunking
- Male & Female WC's
- Fitted kitchenette facility
- Comfort cooling

Accommodation

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

	sq m	sq ft
Total	131	1,407

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 £6,500.

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

Interested parties may qualify for small business relief and should make their own enquiries.

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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