



**Thornccliffe
Park**

Modern Office Accommodation



Various Office Suites

Thornccliffe Business Park,
Sheffield S35 2PH

To Let

15.4-86.7 sq m (166-934 sq ft)

thornccliffe-park.co.uk

- Finished to a modern standard
- Flexible terms available
- All inclusive rents
- Excellent on site amenities
- Secure site with 24 hour access
- Excellent access to Sheffield city centre and the M1 Motorway at Junctions 35, 35A and 36

Location

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

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

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 accessed from Thorncliffe Road via the A616 to the North and Station Road (A6135) to the South.

Description

At Thorncliffe Business Park we have a number of suites available, finished to a modern specification, which typically includes the following:

- Painted plaster work walls
- Suspended ceilings with recessed lighting
- Carpeting throughout
- IT connections
- Impressive reception area
- Shared kitchen
- Male, female and disabled WCs
- On site car parking
- Comfort cooling (to some suites)
- Full access raised floors (to some suites)

Terms

The accommodation is available to let on flexible lease terms to be agreed. The accommodation is available to let by way of an all inclusive rental including rent, service charge, estate charge, utilities and business rates.

Accommodation

Please contact Thorncliffe Park Management Office for size availability on 0114 245 5559 or visit the website www.thorncliffe-park.co.uk

Rent

Upon application.

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.

Contact:



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Subject to contract Disclaimer: December 2016

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