

High Quality Self Contained Office



Unit 3

Park Square,
Thornccliffe Business Park, Sheffield, S35 2PH

To Let

472 sq m (5,080 sq ft)

- Dedicated car parking - above average
- Established commercial location
- Immediately available
- 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 forms 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 modern detached unit with brick and glazed construction beneath a tiled pitched roof.

The accommodation is accessed via an entrance leading into a foyer area, from which there is access to ground and first floor accommodation.

The accommodation is finished to a modern specification with the first floor being fully refurbished (the ground floor is due to undergo refurbishment).



The accommodation is finished to a specification to include the following:

- Painted plasterwork walls
- Gas fired central heating
- Air conditioning
- Fitted kitchen facility and WCs
- Extensive on site car parking
- Fitted offices / meeting rooms

Terms

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

Accommodation

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

	sq m	sq ft
Total	472	5,080

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 £62,000.

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 (EPC)

C57. Copy available on request.

Contact:



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Subject to contract Disclaimer: December 2016

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