

## Office Accommodation



### Unit 6A

Newton Business Centre,  
Thornccliffe Business Park, Sheffield, S35 2PH

# To Let

211 sq m (2,273 sq ft)

- First Floor offices
- 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

[thornccliffe-park.co.uk](http://thornccliffe-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 location comprises the first floor of a modern brick built office set beneath a pitched roof.

The first floor comprises a self-contained office finished to a specification to include the following:

- Painted plasterwork walls
- Gas fired central heating
- Kitchenette facilities
- Male & female WC's
- Fitted meeting rooms
- Extensive on site car parking



## 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
<b>Total</b>	<b>211</b>	<b>2,273</b>

## 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 26,500.

Rates payable for 2016/17 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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