



Unit 3, Newton Business Park, Thorncliffe Park, Sheffield, S35 2PG

To Let

- 1,628 sq ft (151.25 sq m)
- Detached two storey building
- Part of high quality business park
- Excellent access in to Sheffield City Centre and M1 at Junction 35, 35a & 36
- 24 hour security
- 8 car parking spaces

0114 2729750

Fountain Precinct, 7th Floor Balm Green, Sheffield, S1 2JA
email: sheffield@knightfrank.com

Location

The subject premises form part of the hugely successful Thorncliffe Business Park home to well known occupiers including Balfour Beatty, PHA and Robertson Construction.

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 is ideally located north of Sheffield accessed via the A616 to the north and Station Road (A6135) to the south. The Business Park is located approximately one mile from junction 35 of the M1 motorway, 3 miles from junction 36 and 8 miles from Sheffield city centre.

Description

The property comprises of a two storey detached office building, providing good quality open plan offices, specification includes suspended ceilings with recessed lighting, gas central heating and is carpeted throughout.

There are all the usual toilet facilities for ladies and gents and a kitchen facility.

Externally there is car parking for 8 vehicles.

Terms

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

Brochure: 5 June 2017

Photograph: May 2017

Accommodation

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

1,628 sq ft (151.25 sq m)

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 £14,500

Rates payable for 2017/18 47.9 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.

Viewing & Further Information

Please contact retained agents:

Knight Frank LLP – Peter Whiteley

Tel: 0114 2729750

E Mail: peter.whiteley@knightfrank.com

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