



Well Located Self-Contained Two Storey Offices

Unit 5, Broadfield Court, Sheffield, S8 0XF

For Sale / May Let

- Comprising a total of 7,007 sq ft (650.98 sq m)
- Two storey self-contained offices
- WC provisions and reception area
- Ability to split on a per floor basis
- Benefiting from 22 car parking spaces
- Offers in excess of £875,000 exclusive for the Long Leasehold Interest

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Location

The property is situated within the well established Broadfields Business Park – Unit 5 Broadfield Court is accessed from Broadfield Way, which in turn connects to Broadfield Road and on to Abbeydale Road (A621), one of the main arterial routes in and out of Sheffield City Centre located some half a mile to the north. Easy access is also provided through Little London Road on to the A61 Chesterfield Road, which provides additional main road access.

Broadfield Court provides a number of local amenities, having Virgin Active in close proximity and a Wagon & Horses Public House closeby. In addition are a number of amenities on Abbeydale Road, providing a mixture of local independent and more national chain occupiers.

Description

The property comprises a self-contained detached two storey office building, having a reception leading to a predominantly open plan office at ground floor. Stairs and lift access to first floor provides a more cellular layout. Both floors provide W/Cs with the first having a kitchen with the ground floor a tea point.

The office is finished to a good specification, having raised access floors, comfort cooling, suspended ceilings and also having the benefit of 21 car parking spaces.

Accommodation

The property provides the following Net Internal Area: -

Description	Sq ft	Sq m
Ground Floor Reception	293	27.23
Ground Floor	3,346	310.85
First Floor	3,368	312.90
Total	7,007	650.98

Terms

We are seeking offers in the region of £875,000 exclusive for the Long Leasehold Interest.

Alternatively, the premises may be available on a leasehold basis, for a number of years to be agreed.

Rateable Value

We understand that the property has the following Rateable Value, £71,500.

EPC

We understand the property has the following EPC Rating:

C73.

Estates Charge

There is an estates charge to cover management and maintenance of the common areas including landscaping and estates roads, currently running for 2018 at c£600 per annum.

Important Notice

- Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
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VAT

All figures quoted are exclusive of VAT at the prevailing rate where applicable.

Viewing & Further Information

Please contact sole agents:-

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