



Preliminary Details

40 Little London Road, Sheffield, S8 0UH

Offices To Let

- Comprising a total of 14,241 sq. ft. (1,323 sq. m)
- Floor plates of 3,552 sq. ft. (330 sq. m)
- 30 on site car parking space
- Extremely well located within the well established Broadfield Business Park
- Completion for 1st June 2019

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Location

The premises are located on Little London Road which is directly accessed from Broadfield Way and provides onward connectivity to both Abbeydale Road (A621) and Chesterfield Road (A61), two main arterial routes.

The property also provides good public transport links to Sheffield city centre some 2 ½ miles in distance and also out to the south west suburbs.

There are a number of well known occupiers in close proximity including St John Ambulance, Medigold, Synetic, My Fathers Heart, Virgin Active Gym and The Hardy Pick.

Description

40 Little London Road will provide a brand new 4 storey office building with completion planned for 1 June 2019.

The building configuration will consist of open floor plates and will provide first class office accommodation with fantastic views out to the Peak District and into the city centre from the upper floor. Specification includes:-

- Carpeted floors
- Suspended ceilings with LED lighting
- Air conditioning
- WC, kitchenette & shower facilities
- Full DDA lift access
- Onsite car parking

Brochure & Photographs: February 2019

Accommodation

From the plans provided we understand the property will provide the following areas:-

Description	Sq. Ft	Sq. M
Ground	3,563	331
First	3,552	330
Second	3,563	331
Third	3,563	331
TOTAL	14,241	1,323

Terms

The accommodation is available by way of a new lease direct from the landlord on terms to be agreed on a floor by floor basis or as a whole. We are quoting a rent of £13.50 per sq. ft. per annum exclusive.

Business Rates

The property has yet to be assessed for Business Rates and interested parties are advised to make their own enquiries with Sheffield City Council as appropriate.

Energy Performance Certificate

The property has yet to be assessed for an EPC as it is currently under construction.

VAT

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

Important Notice

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Legal Costs

Each party will be responsible for their own costs incurred in any transaction.

Viewing & Further Information

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