

## Modern Office Accommodation



### Unit 4 Newton Business Park

Thornccliffe Business Park,  
Sheffield, S35 2PH

# To Let

4,583 sq ft (425.75 sq m)

- Detached two storey office block
- Opportunity to be let as a whole or floor by floor, offering 2,269 - 4,583 sq ft
- Flexible floorplates suited to a number of occupational layouts
- Situated within high quality business park
- Exceptional on site amenity including 24 hour security, gym, cafe and nursery
- Excellent on site car parking
- Superb access to Sheffield City Centre and the M1 Motorway at Junctions 35, 35a and 36

## Description

The available accommodation comprises a two storey detached office, finished to a modern specification. The accommodation is predominantly open plan, fitted to a specification to include raised access floors, carpet floor coverings, suspended ceiling with recessed lighting, gas central heating and comfort cooling.

There are WCs and shower facilities to the common areas at Ground and First Floor.

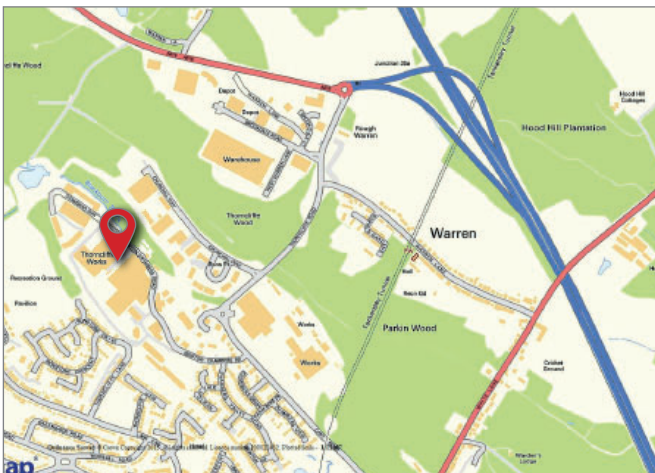
Externally, the accommodation is set within a pleasant landscaped environment, with ample dedicated on site car parking.

## Location

The accommodation forms part of the established Thorncliffe Business Park, ideally located in North Sheffield.

Thorncliffe Business Park is an established commercial location, having the benefit of excellent on site amenities, including Churchill's Cafe, Cornerstone Nurseries Ltd and gym facilities.

The Business Park is located to benefit from easy access to the M1 Motorway at Junction 35a, as well as easy access into Sheffield City Centre to the South.



## Contacts:



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## Accommodation

We understand that the accommodation has the following net internal floor areas:

Description	sq m	sq ft
Ground Floor	210.82	2,269
First Floor	214.93	2,313
Total	425.75	4,583

The accommodation is available to let as a whole or alternatively on a floor by floor basis.

## Terms

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

## Rent

£12.00 per sq ft per annum exclusive.

## Service Charge

There is a service charge to cover maintenance of common areas and also to cover the cost of 24 hour security. Details are available on request.

## Business rates

The Rateable Value for this property is £34,250.

## EPC

C59

## VAT

All figures quoted are subject to VAT at the prevailing rate where applicable

## Legal Costs

Each party to be responsible for their own legal costs incurred in this transaction.

Subject to contract Disclaimer: June 2021

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