



### Well Located First Floor Offices

## Unit 5, Broadfield Court, Sheffield, S8 0XF

### To Let / For Sale

- Comprising a total of 3,368 sq ft (312.90 sq m)
- First floor offices available
- Lift and kitchen provisions with a shared reception
- Benefiting from 11 car parking spaces
- Seeking a new lease on terms to be agreed with a quoting rent of £12.50 per sq ft per annum exclusive
- Alternatively the building is available for sale as a whole

# 0114 272 9750

Fountain Precinct, 7th Floor Balm Green, Sheffield, S1 2JA  
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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 to the popular Broadfield Pub. 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 ground floor offices which have been let.

Stairs and lift access provide access to the available first floor offices. The current configuration provides a mixture of open plan accommodation and cellular offices having kitchen and w/c provisions.

The offices are finished to a good specification, having raised access floors, comfort cooling, suspended ceilings and also having the benefit of 22 car parking spaces in total so 11 per floor.

## Accommodation

The property provides the following Net Internal Area: -

Description	Sq ft	Sq m
Ground Floor	LET	
First Floor Offices	3,368	312.90
<b>Total</b>	<b>3,368</b>	<b>312.90</b>

## Terms

We are seeking a new lease direct from the Landlord on terms to be agreed on full repairing and insuring basis.

We are quoting a rent of £12.50 per sq ft per annum exclusive.

Alternatively the building is available for sale as a whole – Please contact the agents for further information.

## Rateable Value

We understand that the property has the following Rateable Value, £71,500. – The building will be re-assessed on a floor by floor basis.

## 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 2019 at c£300 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:-

Ben White – Knight Frank  
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Photograph: 12 February 2019

