

## Modern Office Accommodation



### Unit 7, Rotunda Business Centre

Thornccliffe Business Park,  
Sheffield, S35 2PG

# To Let

1,573 sq ft (146.1 sq m)

Suites from 753 sq ft (68.3 sq m)

- Self contained office arranged over 2 floors - can split floor by floor
- Excellent access to Sheffield city centre and the M1 Motorway at Junction 35, 35a and 36
- Dedicated car parking - 7 spaces
- On site amenities - cafe / gym / nursery

## Description

The available accommodation comprises a semi-detached office of brick construction set beneath a tiled pitched roof. The accommodation is due to undergo refurbishment and will be finished to a specification to include the following:-

- Painted plastered walls
- Gas fired central heating
- Perimeter trunking
- Male and female WCs
- Fitted kitchenette
- Dedicated on site car parking - 7 spaces

## Location

The available accommodation forms part of Rotunda Business Park, ideally situated at Thorncliffe Park, Chapeltown.

The Thorncliffe area of Sheffield is an established commercial location, home to a number of well-known occupiers including Balfour Beatty, Pertemps and Kier.

Rotunda Business Park is easily accessed from Thorncliffe Road via the A616 to the North and Station Road (A6135) to the South. The business park is situated approximately 1 mile from Junction 35a of the M1 Motorway, 3 miles from Junction 36 and 8 miles North of Sheffield City Centre.

## Accommodation

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

	sq m	sq ft
Ground Floor	77.8	838
First Floor	68.3	735
<b>Total</b>	<b>146.1</b>	<b>1,573</b>

## Contacts:



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## Terms

The accommodation is available to let by way of a new lease on terms to be agreed - either as a whole or floor by floor.

## Rent

The quoting rent is £12.00 per sq ft per annum exclusive.

## Estate Charge

There is an estate charge payable to cover maintenance of common areas and 24 hour security.

## Business rates

Tenants are responsible for their own business rates.

## EPC

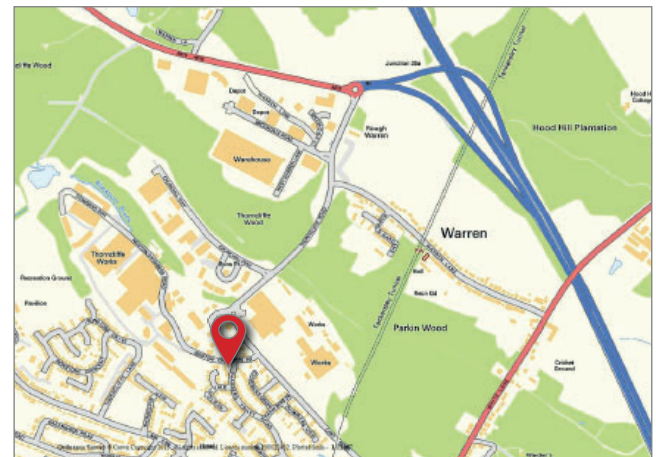
C70.

## 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: January 2018

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