



Modern Office Accommodation

Unit 1, Churchill's, Thorncliffe Business Park, Sheffield,
S35 2PH

To Let

- 3,105 sq. ft. (288.46 sq. m)
- Modern ground floor suite
- All inclusive rental
- Excellent on site amenities
- Easy access to Junction 35 / 35a / 36 M1
- 24 hour on site security

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Location

The available accommodation forms part of the hugely successful Thorncliffe Business Park, home to well known occupiers including Balfour Beatty, B Braun and Kier.

Thorncliffe Business Park is an established commercial location, having the benefit of excellent on site amenities, including Churchill's Café, Early Years Nursery and Gym Facilities. The Business Park offers excellent access to Sheffield City Centre, Barnsley Town Centre and the M1 Motorway at Junction 35, 35a and 36. Thorncliffe Business Park is ideally located North of Sheffield, accessed via the A616 to the North and Station Road (A6135) to the South.

Description

The available accommodation forms part of the Churchill's office complex and provides a self contained ground floor office suite.

The accommodation is accessed via a personnel entrance, leading into predominantly open plan office accommodation, with the benefit of two fitted meeting rooms, WCs and kitchen facilities.

The accommodation is finished to a modern specification, with painted plasterwork walls, carpeting and full access raised floors. High speed broadband is available to the suite.

The accommodation has the benefit of dedicated on site car parking.

Terms

The accommodation is available to let by way of an all inclusive rental, on terms to be agreed.

Accommodation

From the floor areas provided, we understand that the accommodation provides the following Net Internal Area:

3,105 sq. ft. (288.46 sq. m)

Rent

Upon application.

VAT

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

Business Rates

The Business Rates will be inclusive within the rent.

Legal Costs

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

Energy Performance Certificate

Available on request.

Important Notice

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Viewing & Further Information

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