

Modern Office Accommodation



Unit 2 Park Square

Thorncliffe Business Park,
Sheffield, S35 2PH

To Let

5,018 - 15,387 sq ft
(466 - 1,429 sq m)

- 5,018 - 15,387 sq ft (466 - 1,429 sq m)
- High quality business park setting
- Excellent on site car parking
- Excellent access to Sheffield city centre and the M1 Motorway at Junction 35, 35a and 36
- 24 hour security / gym / nursery / cafe

Description

The available accommodation comprises part ground floor and first floor of Unit 2 Park Square.

The accommodation is accessed via a reception area from which there is access into the ground floor accommodation and lift / staircase to first floor.

The accommodation is finished to a specification to include:

- Painted plasterwork walls
- Gas fired central heating
- Air conditioning
- Partitioned meeting rooms
- Full access raised floors
- Kitchen facilities
- Extensive on site car parking

The premises are due to be fully refurbished.

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, Early Years Nursery and gym facilities.

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

Terms

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

Rent

On application.

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	466.22	5,018
First Floor	963.34	10,369
Store	102.74	1,106
Total	1,532.3	16,493

Service Charge

There is a service charge to cover maintenance of common areas and also to cover the cost of 24 hour security.

Business rates

The business rates are to be assessed. Interested parties are advised to make their own enquiries with the rating office.

EPC

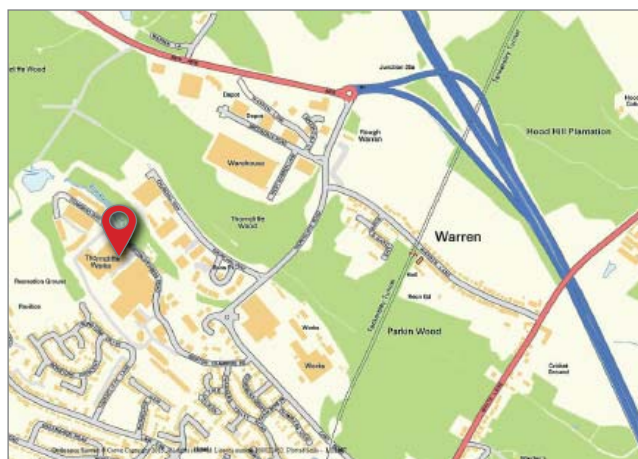
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VAT

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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