



KnightFrank.com



Modern Ground Floor Offices

The Mount, Wreakes Lane, Dronfield, S18 1LY

To Let

- Office to let on a new lease
- Comprising approximately 1,120 sq ft (104 sq m) to the ground floor
- Well located close to Dronfield town centre and within easy reach of south west Sheffield and Chesterfield
- On site car parking

0114 2729750

Fountain Precinct, 7th Floor, Balm Green, Sheffield, S1 2JA
email: sheffield@knightfrank.com

Location

The property is well located close to the centre of Dronfield, with the Civic Centre and many facilities including retail, medical centre and sports centre being nearby.

The area is also well served by public transport and there is a local rail station nearby on Sheffield Road.

The property can be approached via Sheffield Road, turning on to Stubley Hollow, then left on to Wreakes Lane. The property is then on the right hand side.

Description

The property was purpose-built as a headquarters office in 1991 providing office accommodation over three floors.

The office Suite 1 on the ground floor right hand wing is accessed through a communal reception. The suite offers a flexible open plan environment, with one partitioned office / meeting room. The suite benefits from gas central heating, double glazed windows, suspended ceiling with lighting and is carpeted throughout.

Externally there is a substantial car parking area to the left hand side of the building which will be allocated on a pro rata basis. There are also substantial grounds to the rear of the property which are predominantly lawned.

Accommodation

| | Sq M | Sq Ft |
|--------------------|------|-------|
| Ground Floor Suite | 104 | 1,120 |

Current Availability

The suite is available to let on a new lease at a rental of £10.00 per sq ft per annum exclusive of VAT, rates, services and service charge, payable quarterly in advance.

Viewing and Further Information

Please contact the sole agent:

Knight Frank LLP
0114 2729750
Peter Whiteley
Peter.whiteley@knightfrank.com

Brochure: March 2016 Photograph: March 2015



Important Notice

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