

**Ground Floor Now Under Offer,
First Floor Available**



Detached Offices To Let, Business Park Location

2 Broadfield Court, Sheffield, S8 0XF

To Let

- 5,806 sq ft - 11,865 sq ft (539 - 1,102 sq m)
- Modern flexible offices over 2 floors
- To let on a new lease as a whole, or on a floor by floor basis
- Business park location
- South West Sheffield
- Adjacent to Virgin Gym
- Good public transport links

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Location

The property is located Broadfields Business Park, an established out of town office location, approximately 2 miles South West of Sheffield city centre.

Other occupiers on site include Synectics, St John Ambulance and Regional Magazine Company to name but a few.

The site also benefits from a Virgin Active Healthclub, complete with swimming pool and a Greene King pub / restaurant.

The property is easily accessible off both London Road / Abbeydale Road and Chesterfield Road. The property is located just off Broadfield Road close to the junction with Little London Road. Reference for **Sat Nav is S8 0XF**.

Description

The property briefly comprises a modern purpose built two storey office, with reception entrance core, usual WC Facilities and lift access.

The office accommodation delivers good quality, Grade A flexible floor plates, which are available to let as a whole or on a floor by floor basis.

Main specification includes:

- Raised access floor
- Suspended ceiling with lighting
- Comfort Gas central heating and comfort cooling
- Lift access
- Double glazed

Externally, there is generous on site car parking.

Accommodation

	Sq Ft	Sq M
Ground floor reception	289	27
Ground floor office UNDER OFFER	5,770	536
First floor office	5,806	539
Total	11,865	1,102

Terms / Availability

The property is available to let on a new lease at a quoting rental of £13.00 per sq ft per annum exclusive of VAT, rates, services and service charge, payable quarterly in advance.

NOTE: The property can be let as a whole or on a floor by floor basis.

Rating

We are informed the current Rateable Value is £125,000 for the whole building.

Service Charge

There is an estate service charge. If the building is split floor by floor then there would be an additional service charge for the common areas of the property.

Viewing

Strictly by appointment through sole agents:

Peter Whiteley
Knight Frank
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Brochure: Updated May 2019

Photograph: August 2018

Important Notice

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