



## New Office Building

40 Little London Road, Sheffield, S8 0UH

### Offices To Let

- Comprising a total of 7,115 sq ft (661 sq m)
- Floor plates of 3,552 sq. ft. (330 sq. m)
- 30 on site car parking space in total
- Extremely well located within the well established Broadfield Business Park
- Completion achieved June 2019

**+44 114 2729750**

Fountain Precinct, 7th Floor Balm Green, Sheffield, S1 2JA  
email: [sheffield@knightfrank.com](mailto:sheffield@knightfrank.com)

## Location

The premises are located on Little London Road which is directly accessed from Broadfield Way and provides onward connectivity to both Abbeydale Road (A621) and Chesterfield Road (A61), two main arterial routes.

The property also provides good public transport links to Sheffield city centre some 2 ½ miles in distance and also out to the south west suburbs.

There are a number of well known occupiers in close proximity including St John Ambulance, Medigold, Synetic , My Fathers Heart, Virgin Active Gym and The Hardy Pick.

## Description

40 Little London Road will provides a brand new 4 storey office building completed in June 2019.

The building configuration consists of open floor plates and provides first class office accommodation with fantastic views out to the Peak District and into the city centre from the upper floor. Specification includes:-

- Carpeted floors
- Suspended ceilings with LED lighting
- Air conditioning
- WC, kitchenette & shower facilities
- Full DDA lift access
- Onsite car parking

Brochure & Photographs: Updated June 2019

## Accommodation

From the plans provided we understand the property will provide the following areas:-

Description	Sq. Ft	Sq. M
Ground	3,563	331
First	3,552	330
Second	LET	LET
Third	LET	LET
<b>TOTAL</b>	<b>14,241</b>	<b>1,323</b>

## Terms

The accommodation is available by way of a new lease direct from the landlord on terms to be agreed on a floor by floor basis. We are quoting a rent of £13.50 per sq. ft. per annum exclusive.

## Business Rates

The property has yet to be assessed for Business Rates and interested parties are advised to make their own enquiries with Sheffield City Council as appropriate.

## Energy Performance Certificate

The property has yet to be assessed for an EPC as it is currently under construction.

## VAT

All figures quoted are exclusive of VAT at the prevailing rate where applicable.

## Important Notice

- 1. Particulars:** These particulars are not an offer or contract, nor part of one. You should not rely on statements by Knight Frank LLP in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither Knight Frank LLP nor any joint agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s).
- 2. Photos etc:** The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only.
- 3. Regulations etc:** Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other consent has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.
- 4. VAT:** The VAT position relating to the property may change without notice.

Knight Frank LLP is a limited liability partnership registered in England with registered number OC305934. Our registered office is 55 Baker Street, London W1U 8AN, where you may look at a list of members' names.

## Legal Costs

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

## Viewing & Further Information

Ben White – 0114 272 9750

Knight Frank LLP

[ben.white@knightfrank.com](mailto:ben.white@knightfrank.com)

Charles Duncan – 0114 276 0151

Mark Jenkinson & Son

[cd@markjeninson.co.uk](mailto:cd@markjeninson.co.uk)

