

TO LET/MAY SELL



Modern Grade A Offices

2,500 - 5,000 sqft

232 - 464 sqm

Grade A specification including raised floor, comfort cooling and lift access

Car parking for up to 19 cars

Located just off Junction 35 of the M1

www.smithywood.co.uk

Office 1 Smithywood Office Park

sM¹thywood
S35 1QN Business Park Sheffield

Smithywood is a 50 acre (20 ha) business park located immediately adjacent to J35 of the M1

DESCRIPTION

The property briefly comprises a detached two storey purpose built office with Grade A specification including raised access floors, comfort cooling and lift access.

The property offers a flexible design, available for either open plan working or alternatively can be partitioned to meet occupier's individual requirements.

Externally, there is car parking for approximately 19 spaces.

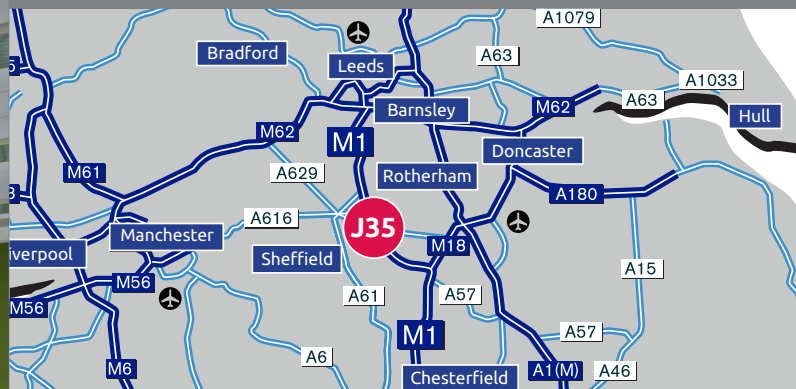


	Sq Ft	Sq M
Ground Floor	2,500	232
First Floor	2,500	232
Total	5,000	464



LOCATION

Office 1 forms part of the established Smithywood Business Park close to Junction 35 of the M1 Motorway. It can be approached from Junction 35 M1, turning on to the A621 Cowley Hill, dropping down towards Chapeltown and taking your first left on to Smithywood Business Park and follow the estate road round, the offices are then located on the left hand side. The property affords good accessibility to the facilities within both Ecclesfield and Chapeltown, including retail, banking, pub and restaurant and also benefits from excellent links with Sheffield, Rotherham and Barnsley. Other occupiers within the office park include Cutting & Wear, Wassenburg, 5M, SpaMedica and DPD Logistics.



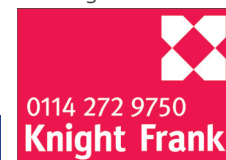
Terms/Availability: The property is available to let on a new lease (terms available on request). Note - consideration may be given to a sale.

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

Legal Costs: Each party to bear their own legal costs incurred in any transaction.

EPC: The Energy performance Certificate for this property is C-53

Viewing: Contact Joint Sole Agents



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