



Offices
TO LET

Unit 6 Brookdale Road, Thorncliffe, Sheffield S35 2PW

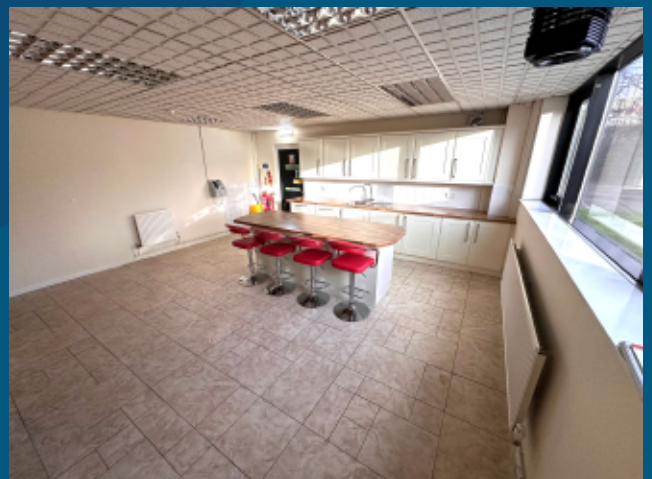
S35



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Specifications

- On-site parking for 24 cars
- Central heating
- Carpeting throughout
- Fitted kitchen & canteen
- A combination of open plan and cellular offices/meeting rooms
- Suspended ceilings with recessed lighting
- Window blinds
- Male, Female and disabled WC's
- Alarm/security system





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tile flooring, painted plaster walls, part glazed partitioning and suspended ceiling incorporating recessed lighting. There are fitted kitchens to both ground and first floors.

ACCOMMODATION

The property comprises the following net internal floor areas:

Ground Floor	1,415sq ft (131.47sqm)
Admin Office	1,764sq ft (163.89sqm)
Total NIA	3,179sq ft (295.36sqm)

LOCATION

The property is located within the established Thorncliffe Distribution Park, a well established commercial location, ideally situated in North Sheffield with easy access from both Junction 35 of the M1 Motorway and also from Sheffield city centre. Neighbouring occupiers include XPO Logistics, TC Harrison and B Braun Medical.

DESCRIPTION

The accommodation comprises the office accommodation available within Unit 6 of the development. Access to the space is afforded by way of a personnel door which is directly accessed from the car park which in turn leads into a reception area. The office accommodation is fitted to a modern specification internally, benefitting from carpet

TENURE

The property is available to let by way of a new Full Repairing and Insuring lease on terms to be agreed

RENT

The Initial rent is to £47,700pa inclusive of Business rates and Utilities but exclusive of VAT, service charge and insurance.

ENERGY PERFORMANCE CERTIFICATE (EPC)

The property has an Energy Performance Rating of 73(C). A full copy of the report is available upon request.

VAT

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

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COSTS

Each party is to be responsible for their own legal costs incurred in the transaction.

VIEWING & FURTHER INFORMATION

For further information and appointments to view the premises please contact the sole agents:

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