



Unit 4, Broadfield Court, Sheffield S8 0XF

TO LET

Good Quality Ground Floor Office Suite

**3,051 Sq Ft
(283 Sq M)**

Unit 4, Broadfield Court, Sheffield S8 0XF

DESCRIPTION

The property comprises a modern office building laid out over two floors. The available ground floor office is fitted out to a good standard and comprises raised access floors, suspended ceilings, LED Lighting.

The property also includes 8 car parking spaces.

- ✓ **Self Contained Office Building**
- ✓ **Ground floor available**
- ✓ **8 Car Parking Spaces**
- ✓ **Good Quality Specification**
- ✓ **Strong Transport Links**
- ✓ **Located on Outskirts of Sheffield City Centre**

LOCATION

Broadfield Court is located on the outskirts of Sheffield City Centre.

The subject property is situated in a modern office park with other similar units in the immediate vicinity. The property is within close proximity to Abbeydale Road (A621) which is one of the main arterial routes out of the city centre towards the suburban areas to the south of the city.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
Ground Floor Office	3,051	283
Total	3,051	283

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

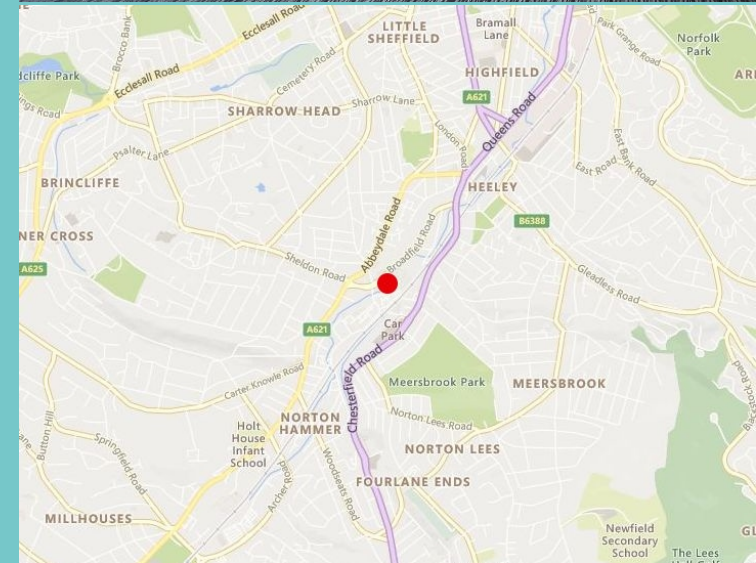
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The premises are available by way of a new lease on terms to be agreed at a rent of £13 per sq ft.

EPC The property has an EPC rating of D-92.



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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