

**TO LET**

**CPR** COMMERCIAL  
PROPERTY  
ROTHERHAM



**Modern first floor suite of offices with 12 parking spaces.**

First Floor, Unit 8, Smithy Wood Drive, Sheffield, S35 1QN.

## 📍 Location

The subject property is located on the Smithywood Business Park, which offers excellent access to the motorway network, being just off J.35 of the M1. Sheffield is therefore conveniently located with the city centre just 5 miles to the south.

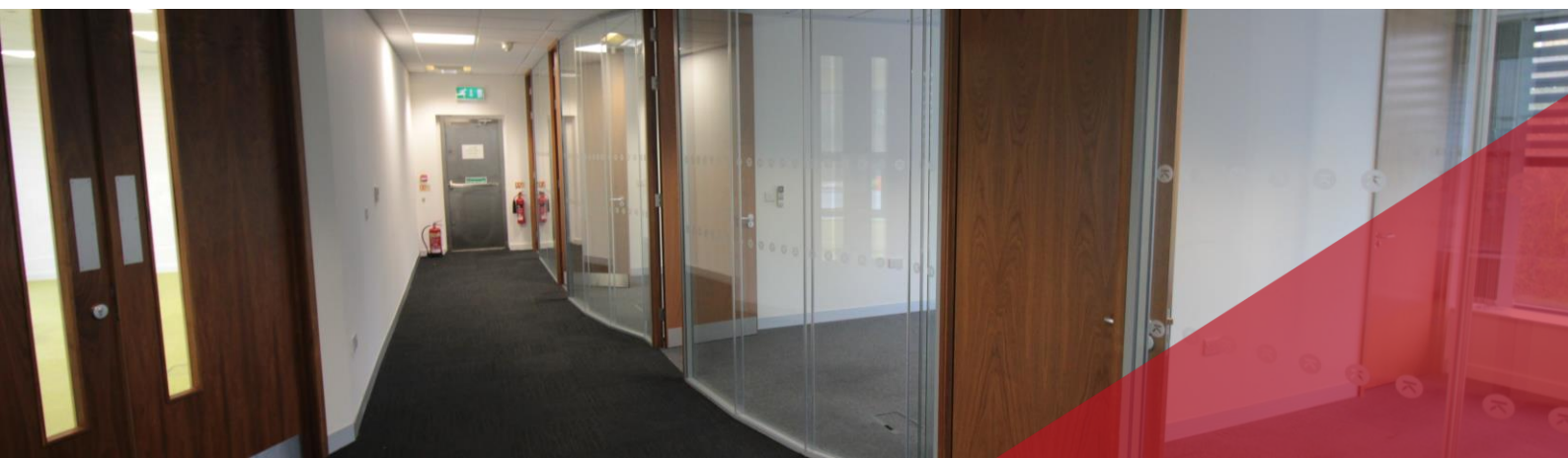


## 📄 Description

The first floor of Unit 8 is now available to let and offers a series of partitioned office suites accessed via a central corridor. The accommodation benefits from the following excellent specification:

- Passenger lift access.
- Air conditioning.
- Separate gender toilet facilities.
- Partial LED lighting.
- Attractive glass partitioning.
- Kitchen / staff room.
- Double glazing.
- 12 parking spaces.

Demise	ft <sup>2</sup>	m <sup>2</sup>
First Floor	3,123	290.14
<b>Total</b>	<b>3,123</b>	<b>290.14</b>









## — Rating Assessment

Please contact the Sole Agents.

## — Fixtures & Fittings

Neither CPR, nor their clients, can offer any form of warranty as to working order of any fixtures and fittings referred to, or suitability / capacity for any particular purpose. An incoming Tenant / purchaser must satisfy themselves in this regard prior to entering into any legal or financial commitment.

## Services

Mains electricity, water and drainage are understood to be supplied and connected. None of the services have however been tested by Commercial Property Rotherham. We would recommend all interested parties to satisfy themselves as to the suitability and capacity of all mains services prior to entering in to any legal or financial commitment.

## — Service Charge

A building service charge is levied, with the service charge in respect of the first floor currently £650.00 + VAT / month. The service charge provides a wide range of services, some of which include maintenance of the passenger lift, common parts, and air conditioning maintenance, together with refuse collection.

## — Energy Performance Certificate

The property has an Energy Performance Certificate (EPC) Rating of 24 (Band A). A copy of the EPC is available online or on request.

## — Terms

The first floor is available by way of a new Lease at an initial rental of £36,000 + VAT per annum.



For further information please contact:

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commercialpropertyrotherham.com



Nothing in this brochure may be taken as offering any warranty as to the existence, suitability, adequacy or serviceability of any mains or other service, central heating installation, fixture or fitting, plumbing or wiring installation, security system, remedial or treatment work. Measurements are taken by a Disto laser measuring device. We would suggest that Purchasers or Tenants satisfy themselves as to their accuracy prior to purchase or entering into a Lease.

Prices quoted are exclusive of VAT but may be subject to VAT.

The Money Laundering Regulations currently place a legal requirement on a prospective purchaser to provide two acceptable forms of I.D

Messrs. Commercial Property Rotherham for themselves and for vendors and lessors of this property whose agents are given notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessee's and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for us and occupation, and other details are given without responsibility and any intending purchasers or tenant's should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs. Commercial Property Rotherham has the authority to make or give any representation or warranty in relation to this property.

Director: N.A.Keally BSc (Hons) MRICS

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