

Property Consultants



# To Let

**Suite 1, Blackburn Business Centre, Blackburn Road,  
Sheffield S61 2DR**



- **Modern Refurbished Office Suite**
- **Convenient Location close to the M1 & Meadowhall**
- **588 sq ft Net Internal Area**
- **Rent £700 pcm Inclusive of Service Charge & Utilities**
- **Immediately Available**

[www.crosthwaitecommercial.com](http://www.crosthwaitecommercial.com)

## LOCATION

The offices occupy a prominent position on Blackburn Road, within ½ mile of Junction 34 of the M1 Motorway. Meadowhall Retail Complex lies within one mile and Sheffield City centre is approximately 4 miles to the west.

Meadowhall Transport Interchange is situated within walking distance, facilitating access by both public and private transport to the South Yorkshire conurbations.

## DESCRIPTION

Suite 1 provides a recently refurbished office suite with designated car parking and landscaping.

The self-contained suite benefits from the following specification, Including: -

- Cat 2 lighting
- Comfort cooling
- CCTV
- Secure gated car park
- Meeting Room use
- Kitchen & W.C. facilities

## ACCOMMODATION (Approx net internal areas)

<b>Suite 1 Total</b>	<b>588 sq ft</b>	<b>54.6 sq m</b>
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## ENERGY PERFORMANCE CERTIFICATE

The office has a rating of 119 (Band E). A full EPC is available on request.

## RATING ASSESSMENT

The 2017 Rating assessment is: -

Offices & Premises    RV    £4,850

100% small business rates relief may be available, subject to status.

## LEASE

The office is available on a flexible, inclusive lease.

## RENT

The rent is **£8,400 per annum (£700 per calendar month)** exclusive of rates. VAT is payable.

The rent includes maintenance & management of the building, cleaning, insurance and utilities.



## VIEWING ARRANGEMENTS

Viewing arrangements, or any further information, can be obtained from the sole agents, Mark Holmes at Crosthwaite Commercial on 0114 272 3888, email [mark@crosthwaitecommercial.com](mailto:mark@crosthwaitecommercial.com)



**SUBJECT TO CONTRACT AND AVAILABILITY**  
July 2019