

Property Consultants



Crosthwaite
COMMERCIAL

T 0114 272 3888

Hawk Works, 105A Mary Street, Sheffield S1 4RT

To Let

**Tyzack House, Broadfield Business Park,
Sheffield S8 0XN**



- **Newly Refurbished First Floor Office Space**
- **On the Popular Broadfield Business Park**
- **13 Car Parking Spaces**
- **4,094 sq ft (390.3 sq m) - Rent Only £8 per sq ft!!!**

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LOCATION

The property is situated on Broadfield Court which forms part of Broadfield Business Park in south west Sheffield.

There is good access to Sheffield city centre, located approximately one and a half miles away, via Chesterfield Road (A61) and Abbeydale Road (A621). To the south west, there is easy access to various suburbs of Sheffield including Millhouses, Abbeydale and Ecclesall.

There are excellent amenities for staff in the immediate vicinity including The Broadfield, Hardy Pick, Tesco Express, Virgin Active, Boots and B&M.

DESCRIPTION

The available space is the newly refurbished part first floor of Tyzack House, a high quality, modern, pavilion style office.

The office suite has been refurbished to a high standard including LED lighting, comfort cooling, raised floors and suspended ceilings. There is also a new kitchen within the demise.

The building itself benefits from a double height entrance / reception with passenger lift and WC facilities.

ACCOMMODATION

(All net areas are approximate)

First Floor **4,094 sq ft** **380.3 sq m**



LEASE

A new lease is available directly from the landlord for a term by arrangement.

RENT

£8 per sq ft exclusive.

VAT

If applicable, VAT is to be paid at the prevailing rate.

RATING

The unit is rated as Office and Premises with two assessments of £30,250 and £10,500.

CAR PARKING

There are 13 car parking spaces.

ENERGY PERFORMANCE CERTIFICATE

Rating 'C'. Certificate available on request.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the joint agents detailed below.

Tom Shelton - Crosthwaite Commercial

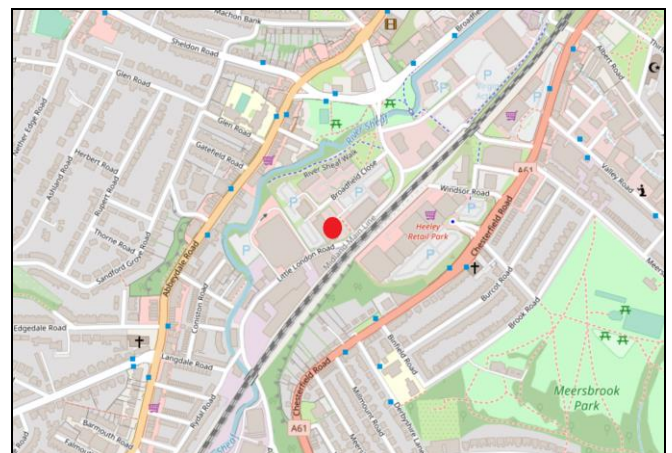
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SUBJECT TO CONTRACT AND AVAILABILITY
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