

TO LET.

*High Quality, Secure, Fully Fitted First Floor Office Suite with Car Parking, close to Junction 34 M1
Approx. 5,066 sq ft (470.65 sq m).*



**Suzy Lamplugh House, 1 Vantage Drive, Vantage Park, Tinsley, South
Yorkshire, S9 1RG.**

Location.

The property is located close to Junction 34 of the M1, approximately 5 miles from Sheffield and 2.5 miles from Rotherham. The property fronts Sheffield Road (A6178), which in turn provides direct access to the M1 Motorway at Junction 34, which is less than ¼ mile away. This location therefore benefits from good accessibility from road infrastructure with regional reach and is also within 5-10min drive of Meadowhall Retail Park with its many amenities. To the rear of the site is Tinsley Canal, providing tranquil waterside setting.

Description.

Suzy Lamplugh House provides a modern, detached two storey office building. The Ground Floor reception provides access by both staircase and lift to the First Floor. Off the core is a ladies, gentleman and accessible toilet and there is also a shower within the core area. From the First Floor lobby, a door access leads to the first floor office suite, providing fully fitted accommodation. The layout comprises three meeting rooms – 1x14 person, 1x8 person 1x6 person, a tea point opposite the meeting room areas and an additional kitchen / breakout which is fully fitted. The open plan offices are currently laid out for 54 desk stations. The offices benefit from raised access floor, double glazed windows with blinds and is comfort cooled. The property can be let as is, i.e. Including furniture – further information on request.

Externally, this secure site benefits from on site car parking – there will be 13 spaces allocated to the first floor suite and further there is a cycle store.



Accommodation.

We understand that the property has the following Net Internal Area (NIA):

5,066 sq ft (470.65 sq m)

Quoting Rent.

£12.50 per sq ft per annum exclusive.

Terms.

The accommodation is available to let by way of a new equivalent Full Repairing and Insuring (FRI) Lease on terms to be agreed.

Service Charge.

There will be a service charge to cover the external fabric of the building and common areas. In addition, there is a second service charge to main roadways and landscaping. Further information is available on request.

Rateable Value.

The whole property has a current Rateable Value of £108,000 – note this will be separated into two rating assessments for both Ground and First Floors. Interested parties are advised to make their own enquiries with the Rating Department of the Local Authority.

EPC.

The property has an Energy Performance Certificate (EPC) rating of **XXX**.

Due Diligence.

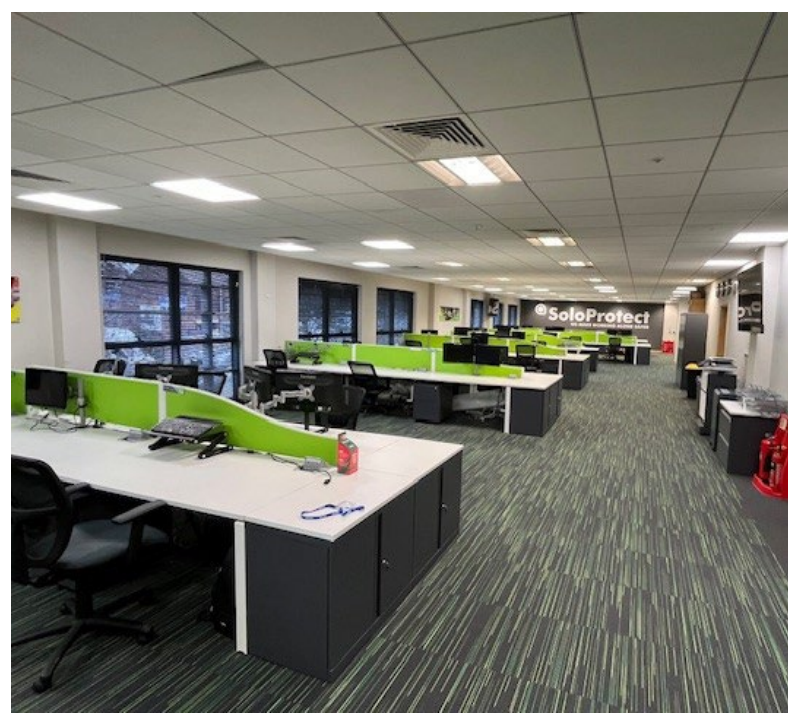
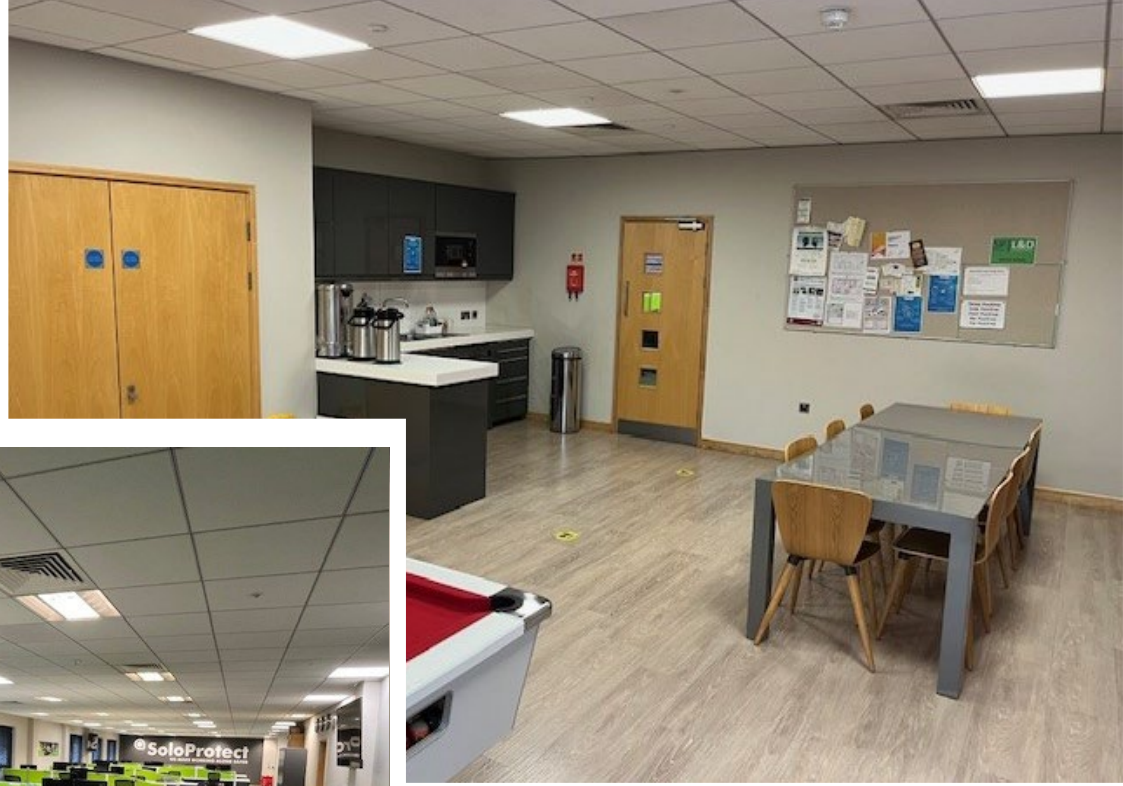
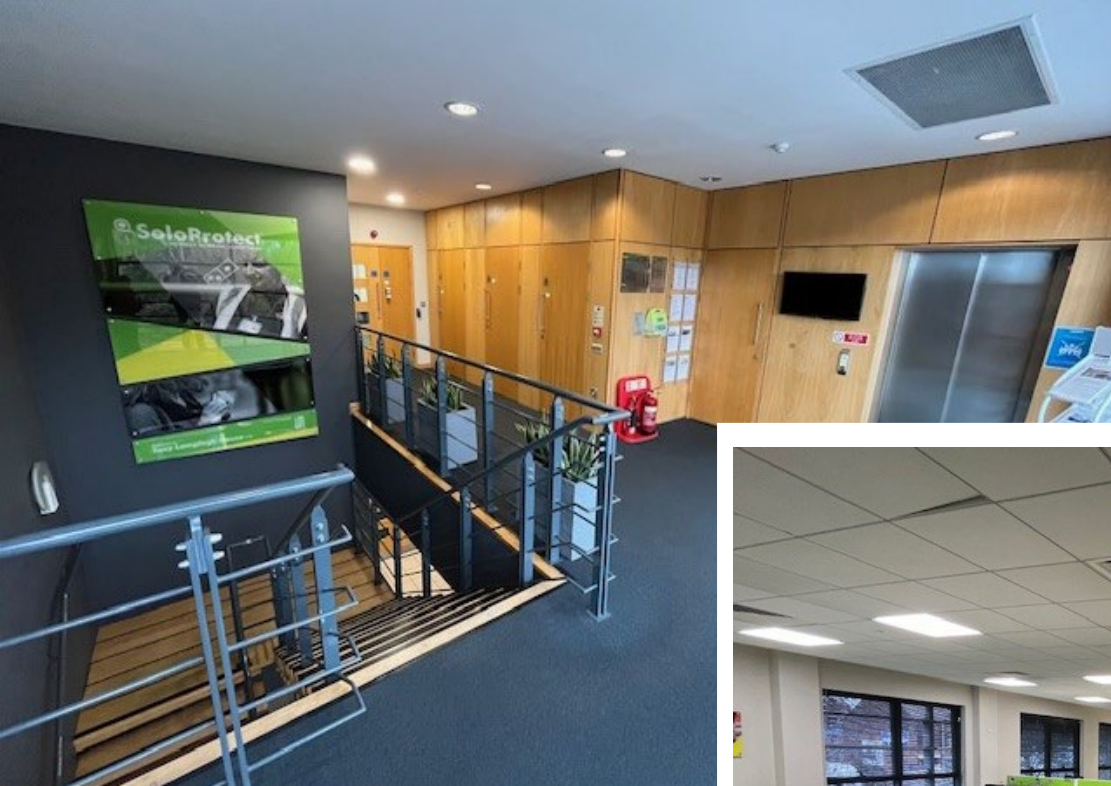
Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

VAT.

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

Costs.

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



Contact.



For further information, or to arrange a viewing, please contact sole agents Knight Frank:.

PETER WHITELEY

+44 114 241 3912

+44 7979 530 416

peter.whiteley@knightfrank.com

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Particulars dated December 2023. Photographs dated May 2023.

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