

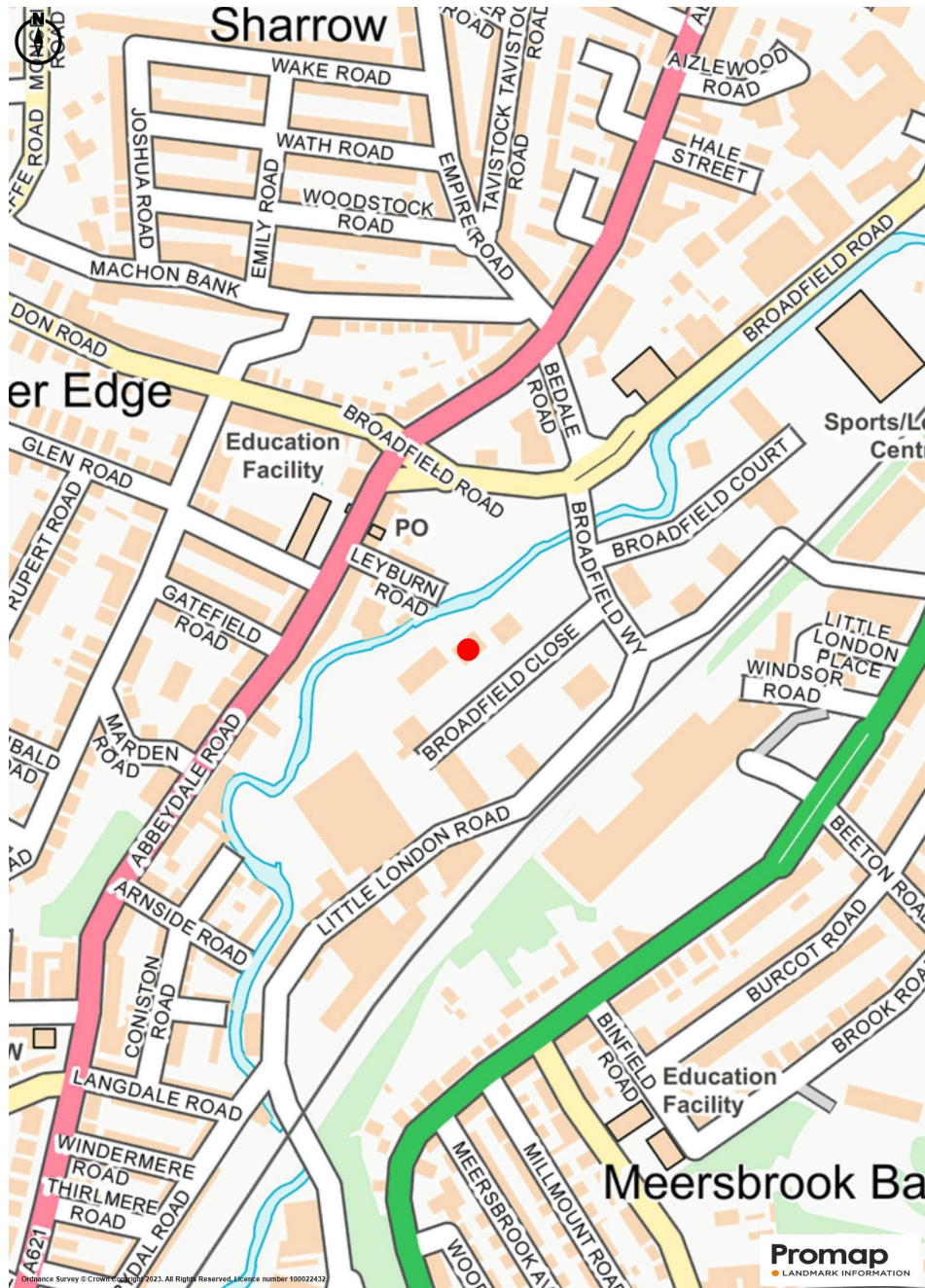
TO LET/MAY SELL.

High profile office building to the south west of the city.



**Unit 8 (No 2) Broadfield Close, Broadfield Business Park,
Sheffield, S8 0XN.**

Flexible modern offices 2,821 – 5,652 sq ft with car parking.



Location.

The property is located Broadfields Business Park, an established out of town office location, approximately 2 miles South West of Sheffield city centre.

Other occupiers on site include Synectics, St John Ambulance and Medigold to name but a few.

The site also benefits from a Virgin Active Healthclub, complete with swimming pool and a Greene King pub / restaurant – The Hardy Pick.

The property is easily accessible off both London Road / Abbeydale Road and Chesterfield Road. The property is located just off Broadfield Road close to the junction with Little London Road. Reference for **Sat Nav is S8 0XN.**

Description.

The building benefits from Grade A specification including:-

- Reception area with both lift and staircase
- Fully DDA compliant
- Raised access floor
- Suspended ceilings
- Recessed lighting
- Comfort cooling
- WC and shower facilities
- Kitchen
- Car parking

Accommodation.

We understand that the property has the following Net Internal Floor Area (NIA), subject to an agreed joint measure:-

Description	Sq M	Sq Ft
Ground Floor	262.08	2,821
First Floor	262.08	2,821
Total	524.16	5,642

Quoting Rent.

The quoting rent is £13.50 per sq ft per annum exclusive.

Terms.

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

Alternatively, a sale of the long leasehold interest in the property can be considered. Further information available on request.

Service Charge.

A service charge is payable to cover the maintenance and upkeep of the common areas of the estate.

Rateable Value.

From enquiries with the VOA website we understand the property has a rateable value of £66,500. 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 A – 23.

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:.

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Particulars dated December 2023. Photographs dated November 2023.

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