

TO LET.



First Floor Office Accommodation extending to 5,806 sq ft
2 Broadfield Court, Sheffield, S8 0XF

Key Points.

- Part of the established Broadfield Business Park
- First floor office accommodation of 5,806 sq ft (47.17 sq m)
- South West Sheffield
- Adjacent to Virgin Gym
- Good public transport links

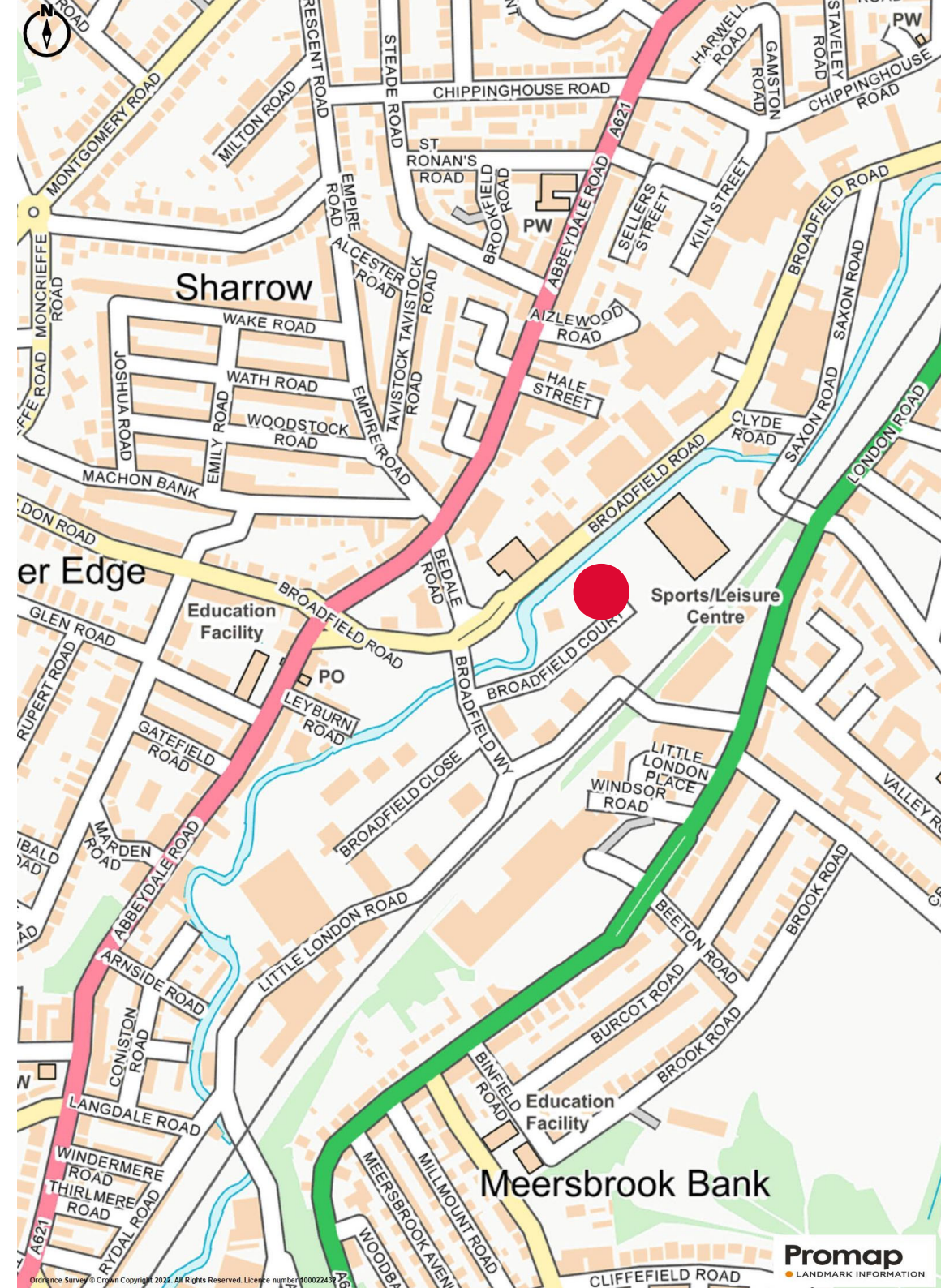
Location.

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 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 0XF**.



Description.

The property briefly comprises a modern purpose built two storey office, with reception entrance core, usual WC Facilities and lift access.

The office accommodation delivers good quality, Grade A flexible floor plates. There are currently some partitioned offices and meeting rooms. The majority of the space is however open plan.

Main specification includes:

- Raised access floor
- Suspended ceiling with lighting
- Comfort Gas central heating and comfort cooling
- Lift access
- Double glazed

Externally, there is generous on site car parking.

Accommodation.

Description	Sq M	Sq Ft
First Floor Offices	539	5,806

Terms / Availability.

Offices are available to let on a new lease on terms to be negotiated. Further information available on request.

Service Charge.

There is an estate service charge, and an additional building service charge for the common areas of the property.

Business Rates.

The First Floor has a Rateable Value of £57,500.

Energy Performance Certificate (EPC).

The building has an EPC Rating of D(78).

Contact.

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

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