

TO LET.



Modern Office Building – Suites from 1,653 – 3,583 sq ft (with parking).

First Floor, 40 Little London Road, Sheffield, S8 0UH.

Location.

The premises are directly accessed off Little London Road and provides excellent connectivity to both Abbeydale Road (A621) and Chesterfield Road (A61), two main arterial routes. There is also a personnel door with access on to Broadfield Business Park and the adjacent Hardy Pick Hungry Horse pub/restaurant.

The property also provides good public transport links to Sheffield City Centre, some 2.5 miles in distance and also out the South Western suburbs.

There are a number of well known occupiers in close proximity, including St John Ambulance, Medigold, Synectic, My Fathers Heart and amenities close by including the Virgin Active Gym and The Hardy Pick pub/restaurant.

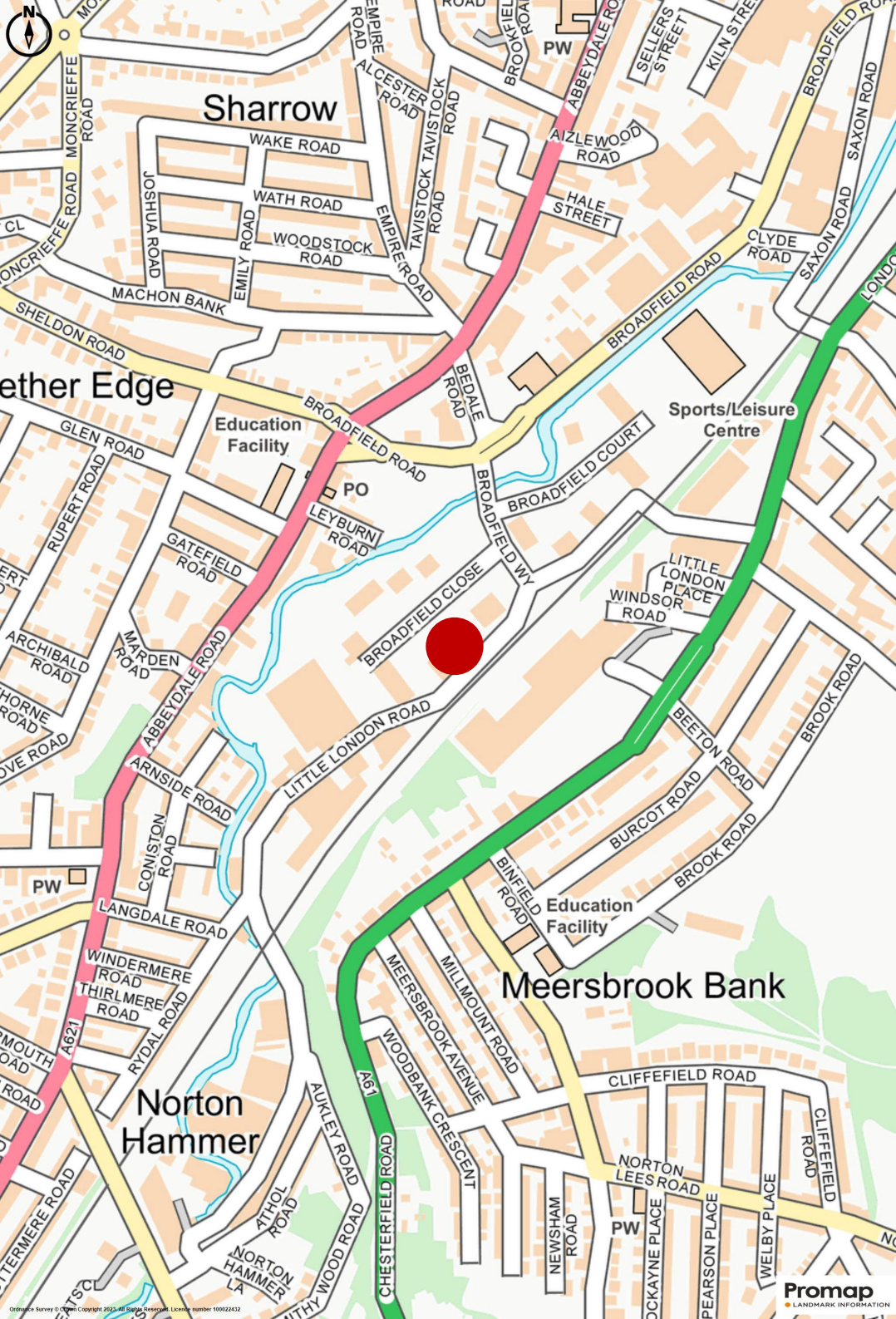
Description.

40 Little London Road provides a brand new 4 storey office building, completed in June 2019.

The available accommodation comprises two first floor office suites which can be let individually, or alternatively combined to offer a total of 3,583 sq ft (332.86 sq m).

Specification includes:

- Carpeted floors
- Suspended ceilings with LED lighting
- Air conditioning
- WC, kitchenette and shower facilities
- Full DDA lift access
- On site car parking



Lease Terms.

The suites are available to let on a new lease at a rent of £14.00 per sq ft per annum exclusive.

Suite 1 - £23,142 per annum
 Suite 2 - £27,020 per annum

All rents are exclusive of VAT, service charge, utilities, insurance and business rates.

Accommodation.

Description	Sq M	Sq Ft
First Floor – Suite 1 & Suite 2	332.86 sq m	3,583 sq ft
<i>Suite 1 – has the benefit of internal fitout, including meeting rooms, 4 private offices and a kitchenette along with open plan office area.</i>	<i>153.6 sq m</i>	<i>1,653 sq ft</i>
<i>Suite 2 – modern open plan suite to provide a flexible work environment with the benefit of a fitted kitchenette / tea point.</i>	<i>179.26 sq m</i>	<i>1,930 sq ft</i>

EPC.

The property has an EPC of B(27).

Business Rates.

The first floor suite has a rateable value of £34,750 (8th January 2000 to present - as listed).

VAT.

All figures quoted are exclusive of VAT at the prevailing rate where applicable.

Costs.

Each party to bear their own costs incurred in any transaction.



Contact.



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

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Particulars dated January 2023. Photographs dated May 2022.

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