

# TO LET.



*Modern Office Building – Suite approx. 1,345 sq ft (125 sq m) with parking.*

**Part 2<sup>nd</sup> Floor, 40 Little London Road, Sheffield, S8 0UH.**

## Key Points.

- Comprising a total of 1,345 sq ft (124.95 sq m)
- Second floor self contained offices
- 2 on site car parking spaces
- Extremely well located within the well established Broadfield Business Park

## Location.

The premises are located on Little London Road, which is directly accessed from Broadfield Way and provides onward connectivity to both Abbeydale Road (A621) and Chesterfield Road (A61), two main arterial routes.

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, Virgin Active Gym and The Hardy Pick.

## Description.

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

The building configuration consists of open plan floor plates and provides first class office accommodation with fantastic views out to the Peak District and into the city centre from the upper floor.

**Subject to Contract.**

Specification includes:

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

## Accommodation.

Description	Sq M	Sq Ft
Part 2 <sup>nd</sup> Floor	125	1,345

## Lease Terms.

The property is available to let at £12.50 per sq ft per annum exclusive (£1,400 per calendar month) on a new lease to be agreed.

## EPC.

The property has an EPC of B(27).

## 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 Joint Agents Knight Frank.

## KNIGHT FRANK

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Particulars dated January 2022. Photographs dated May 2022.

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