

TO LET.

Newly Refurbished First Floor Office Suite.



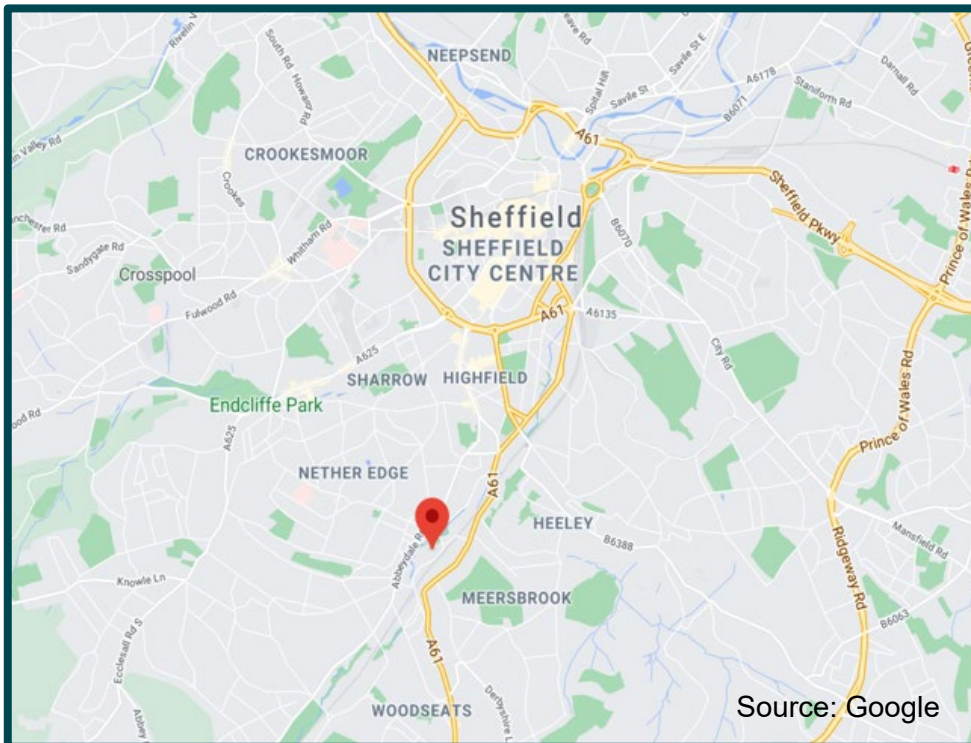
Tyzack House, Broadfield Business Park, Sheffield, S8 0XN.
Approximately 4,094 sq ft (380,34 sq m).

Location.

The property is situated at Broadfield Court within the well established Broadfield Business Park, towards the South Western side of Sheffield City Centre.

Tyzack House benefits from easy access into the City via Abbeydale Road (A621) and Chesterfield Road (A61) being main arterial routes into Sheffield City Centre. Good onward connectivity via Junction 33 or 34 of the M1, being some 4 miles in distance, provide easy access to the remainder of the region and beyond.

A number of well known occupiers are located nearby including Broadfield Dental, Synectics, St John Ambulance and a number of amenities including the Hardy Pick Public House and Virgin Active.



Description.

Tyzack House provides a two storey, Grade A office building, located at the established Broadfield Business Park. The building benefits from a feature double height entrance hall / service core providing modern reception area, passenger lift, stairwell access and WC facilities.

The available accommodation comprises a first floor suite providing open plan office accommodation with staff breakout / kitchen facility. The premises have recently undergone a comprehensive refurbishment to meet the flexible needs of the modern day occupier. The specification includes raised access floors with floor box power points, new carpet floor coverings and decoration, suspended ceilings with inset automatic LED lighting and comfort cooling.

The available suite benefits from 13 allocated car parking spaces.



Accommodation.

We understand the available part first floor suite provides the following approximate Net Internal Areas:

Description	Sq m	Sq ft
Part First Floor	380.34	4,094

Terms.

The property is available by way of a new lease, directly from the Landlord, on terms to be agreed.



Quoting Rent.

The quoting rent is £8.00 per sq ft exclusive.

Service Charge.

A Service Charge and Estates Charge is payable. Further details available on request.

Business Rates.

The Rateable Value is split as two assessments of £30,250 and £10,500. We advise parties to make their own enquiries of Sheffield City Council Rating department.

EPC.

A copy of the Energy Performance Certificate (EPC) is available upon request.

Legal Costs.

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

VAT.

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

Contact.



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

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Particulars dated July 2020. Photographs dated 2020.

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