



Thornccliffe
Park

Serviced Office Accommodation



Various Office Suites

Thornccliffe Business Park,
Sheffield, S35 2PH

To Let

- Various suite sizes available
- Finished to a modern standard
- Flexible terms available
- All inclusive rentals
- Excellent on site amenities
- Secure site with 24 hour access
- Established location close to Junction 35 / 35a / 36 M1

Description

At Thorncliffe Business Park we have a number of suites available, finished to a modern specification, which typically includes the following:-

- Painted plasterwork walls
- Suspended ceilings with recessed lighting
- Carpeting throughout
- IT connections - including high speed broadband
- Impressive reception area
- Shared kitchen
- Male, female and disabled WCs
- On site car parking
- Comfort cooling (to some suites)
- Full access raised floors (to some suites)

Location

The accommodation forms part of the established Thorncliffe Business Park, ideally located in North Sheffield.

Thorncliffe Business Park is an established commercial location, having the benefit of excellent on site amenities, including Churchill's Cafe, Early Years Nursery and gym facilities.

Thorncliffe Business Park offers excellent access to Sheffield city centre, Barnsey town centre and the M1 Motorway at Junctions 35, 35a and 36. Thorncliffe Business Park is ideally located North of Sheffield, accessed via the A616 to the North and Station Road (A6135) to the South.

Terms

The accommodation is available to let on flexible lease terms to be agreed. The accommodation is available to let by way of an all inclusive rental, including rent, service charge, estate charge, utilities and business rates.

Rent

Upon application.

Contacts:



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Accommodation

We understand that the current availability is as follows:

Description	sq m	sq ft
Thorncliffe Hall - 3	20	216
Thorncliffe Hall - 5	41	441
Thorncliffe Hall - 10A	18.5	200
Thorncliffe Hall - 10b	18.5	200
Park Square - P19	93.6	1,008

EPC

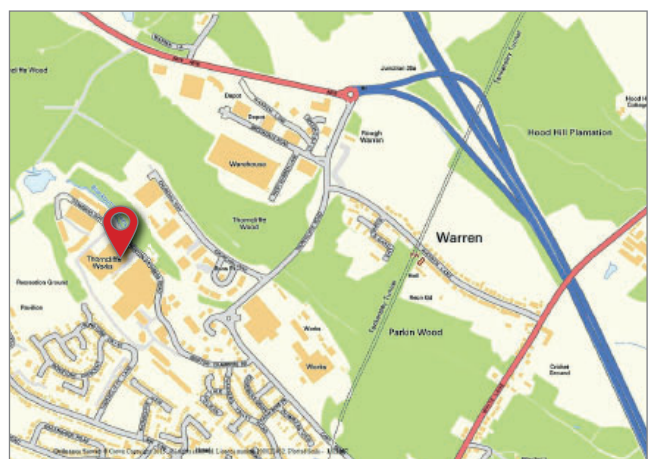
Available on request.

VAT

All figures quoted are subject to VAT at the prevailing rate where applicable

Legal Costs

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



Subject to contract Disclaimer: January 2018

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