

TO LET.

Aspirational Office Suites – South West Sheffield.



28 Kenwood Park Road, Sheffield, S7 1NF.

540 – 3,798 sq ft with on site car parking.

Location.

The property is well located approximately 1.5 miles South West of Sheffield City Centre. The property can be approached from Ecclesall Road (A625) main arterial route via either Cemetery Road or Psalter Lane, turning on to Kenwood Road towards the Mecure Kenwood Hotel, at the roundabout proceeding on to Kenwood Park Road, the property is then on the left hand side.

This is an attractive leafy residential suburb with period properties, close by amenities including Sharrow Vale Road and Ecclesall Road, with its many bars, restaurants and fashion retail. Notable occupiers include Dyson Place (the Corner House), Nonnas, Lescar and Brocco on the Park Hotel to name but a few.

Further, within easy access is the M&S Food Hall on Ecclesall Road South, Waitrose Supermarket off Napier Street and the Nuffield Gym, again off Napier Street. Both Endcliffe Park and Botanical Gardens are close by. This is an attractive location to live work and play.

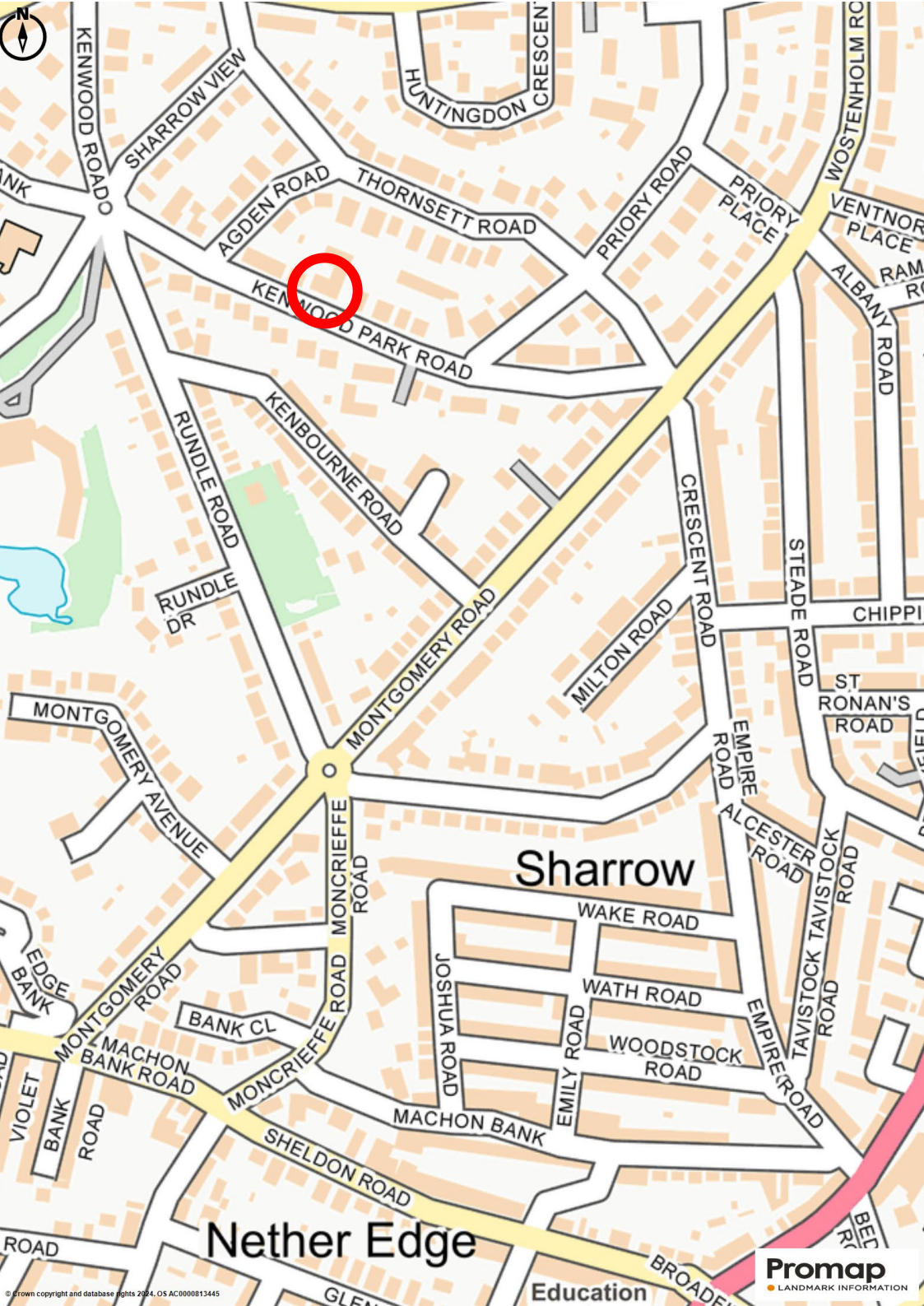
Description.

28 Kenwood Park Road comprises period Victorian former residential dwelling, which has been converted to provide quality, bright period office suites. To the right hand side is a modern two storey extension, providing light, open plan, flexible workspace.

External grounds include front forecourt garden and a central Chelsea style courtyard, providing an ideal break out. To the right hand side of the building is a substantial car park, providing off street parking, allocated on a pro-rata basis.

Sat Nev Ref: S7 1NF

Subject to Contract.



Accommodation.

We understand that the property has the following Net Internal Floor Area (GIA):-

Description	Sq ft	Quoting Rent
Original Property Suite 1 Suite 2	541 131	£8,750 per annum exclusive UNDER OFFER
First Floor Suite 3	540	£8,100 per annum exclusive
Annex / Extension Ground Floor	3,798	£57,000 per annum exclusive
First Floor	1,245	£18,500 per annum exclusive UNDER OFFER

Terms.

The accommodation is available to let by way of a new Full Repairing and Insuring (FRI) Lease on terms to be agreed.

Service Charge.

There is a service charge to cover the running and maintenance of communal areas – this is allocated on a pro-rata basis according to floor area. Further information available on request.

Rateable Value.

Occupiers will be responsible for their own business rates.

EPC.

The property has an Energy Performance Certificate (EPC) rating of C-68.

Due Diligence.

Interested parties will be requested to provide the agent with company information to comply with anti-money laundering legislation.

VAT.

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

Costs.

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



Contact.



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

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Particulars dated 3 May 2024. Photographs dated April 2024.

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