



First Floor, Broadfield Court, Sheffield S8 0XF

TO LET

High Quality Office Suite

1,800 - 4,382 Sq Ft
(167 - 407 Sq M)

First Floor, Broadfield Court, Sheffield S8 0XF

DESCRIPTION

The premises comprises modern office accommodation. Internally the office comprises an open plan layout and is fitted out to a good standard with raised access carpeted floors, suspended ceilings, LED Lighting and double glazed windows.

The property also includes car parking spaces and benefits from use of a shared kitchen and WC's. The property also has a communal passenger lift.

- ✓ **First Floor Office Suite**
- ✓ **Communal WC's and Kitchen**
- ✓ **Total of 15 Car Parking Spaces**
- ✓ **Good Quality Specification**
- ✓ **Strong Transport Links**
- ✓ **Located on Outskirts of Sheffield City Centre**

LOCATION

Broadfield Court is located on the outskirts of Sheffield City Centre.

The subject property is situated in a modern office park with other similar units in the immediate vicinity. The property is within close proximity to Abbeydale Road (A621) which is one of the main arterial routs out of the city centre towards the suburban areas to the south of the city.

ACCOMMODATION

Net Internal Areas	sq ft	sq m
First Floor Office	4,382	407
Total	4,382	407

VAT

All prices, premiums and rents, etc are quoted exclusive of VAT at the prevailing rate.

LEGAL COSTS

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

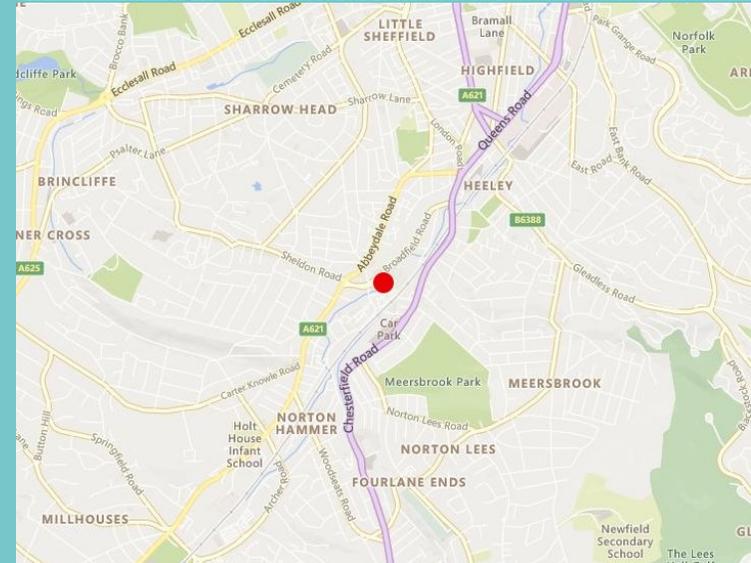
BUSINESS RATES

For business rating information please visit the Valuation Office Agency website www.voa.gov.uk.

TERMS

The premises are available by way of a new lease on terms to be agreed at a rent of £13 per sq ft.

EPC The property has an EPC rating of B (30).



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VIEWING & FURTHER INFORMATION

Viewing strictly by prior appointment:

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