

Modern Professional Office Suites located close to Dronfield town centre

£392.50 - £1,643.59 per month

Velocity Point, Wreakes Lane, Dronfield, S18 1PN 0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

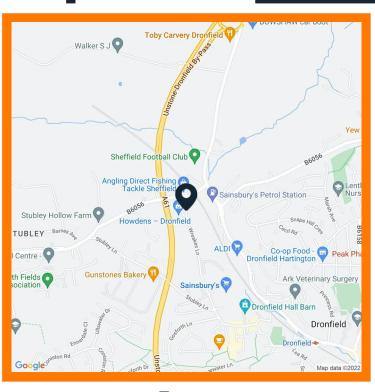
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- Various sizes of offices suites available at ground and upper floor levels
- Potential to accommodate small, medium or large business use
- Well located just north of Dronfield town centre with good access to the Peak District, Sheffield and Chesterfield
- Available on a new flexible lease
- Kitchen, shower, gym, and conference room facilities









Description

The available accommodation comprises of a ground floor office and several upper floor office suites within modern multi-let hybrid business premises.

The office accommodation is specified to a high standard and includes carpets, suspended ceiling, decorated walls, radiators, spot / inset lighting, air conditioning, good natural light, intercom access, door entry systems and reception / entrance lobby.

There is a communal gym and conference room on the first floor. Each floor benefits from male and female WCs, shower and kitchen facilities. The property benefits from a front vehicle parking area.

Location

The property is located on Wreakes Lane just north of Dronfield town centre. Wreakes Lane can be accessed from Sheffield Road (B6057) coming from the Sheffield side or High Street if from Dronfield side.

The A61 is a short distance away which provides access to Sheffield (6.4 miles) and Chesterfield (8.1 miles). The immediate area is surrounded by a variety of industrial and office occupiers, and further residential and retail uses towards Dronfield town centre. Dronfield train station is approximately 0.75 miles away.

Accommodation

The rents are inclusive of service charge, utilities and insurance:

Name	sq ft	sq m	Rent	Availability
2nd - Office (2:2:4 & 2:1:4)	704	65.40	£1,643.59 per month	Available
2nd - Store (2:2:2)	409	38	£954.68 per month	Available
Ground - Office (0:1:7a)	159	14.77	£397.50 per month	Available
3rd - Meeting Room (3:2:3)	397	36.88	£661 per month	Available
3rd - Office (3:2:4)	157	14.59	£392.50 per month	Available
1st - Office (1:1:4)	294	27.31	£906.96 per month	Available
1st - Office (1:1:5a)	180	16.72	£552.60 per month	Available
Total	2,300	213.67		

Rating Assessment

The offices would need to be accessed for rating purposes. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

Parking

On site car park to the front of the building.

Commute / Travel

Dronfield town centre: 15 minutes (walk), 2.5 minutes (car) Sainsbury's (Dronfield): 6 minutes (walk) Dronfield Sports Centre: 8 minutes (walk) Sheffield city centre: 18 minutes (car), 35 minutes (bus) Chesterfield: 1 minutes (car), 23 minutes (bus)

Connectivity

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Offices are cabled for a shared 100mg Virgin supply (but does not provide a static IP). Both BT and Virgin have fibre to the property. TBC

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