



SMC
Brownill
Vickers

To Let

Modern Professional Office Suites located close to
Dronfield town centre

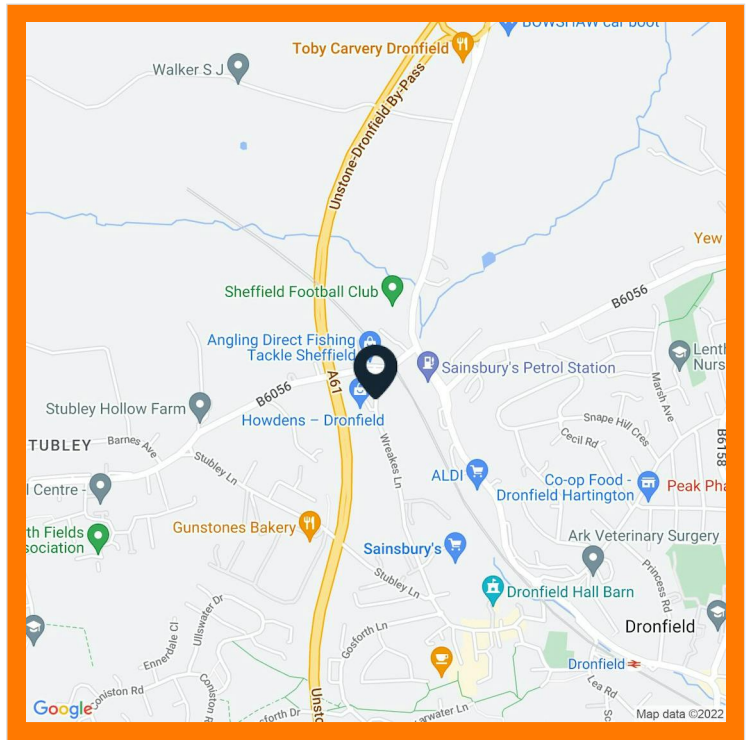
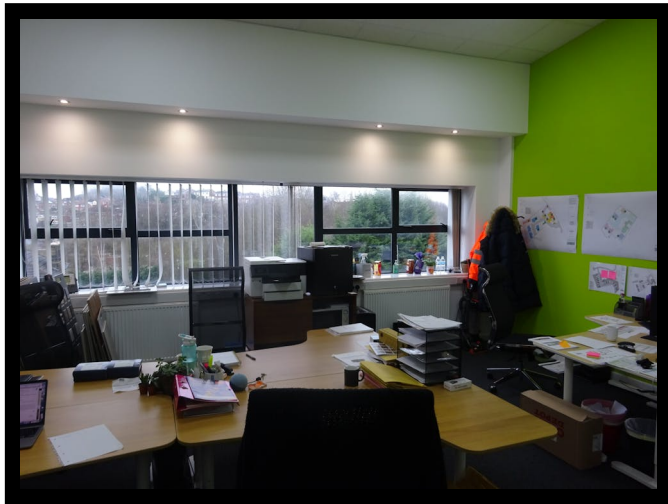
£472.50 – £864.83 per month

Velocity Point, Wreakes Lane, Dronfield, S18 1PN

0114 290 3300 | francois.neyerlin@smcbrownillvickers.com

smcbrownillvickers.com

- 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
Ground - Office (0:1:7a)	184	17.09	£539.31 /month	Available
3rd - Office (3:2:4)	161	14.96	£472.50 /month	Available
1st - Office (1:1:4)	294	27.31	£864.83 /month	Available
Total	639	59.36		

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

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

Viewing Arrangements

For further information or viewings, please contact the agent:
 Francois Neyerlin
 Telephone: 0114 281 2183
 Email: francois.neyerlin@smcbrownillvickers.com

Business Rates

Further information is available upon request.

Energy Performance Certificate

C (60)

Viewing

Viewing is by prior appointment only. Please contact our agents for further information

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