



OFFICE

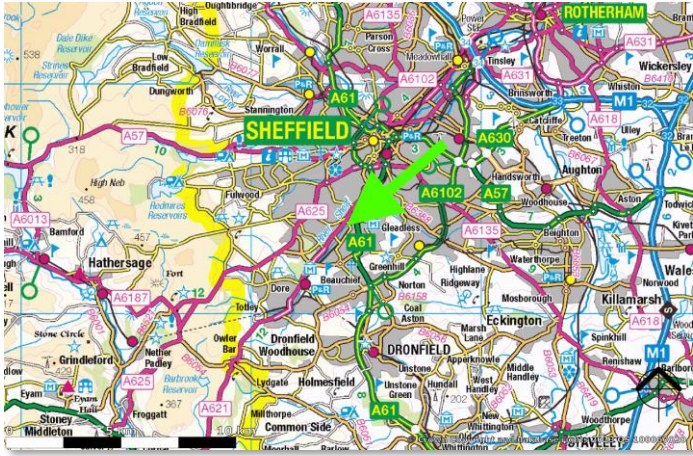
£17,000 P.A.X

First Floor, Unit 8 Acorn
Business Park,
Woodseats Close,
Sheffield – S8 0TB

- 1,284 sq ft (119.31 sq m)
- Well located popular business park
- 6 allocated parking spaces
- First floor premises with private WC and Kitchen facilities
- Easy access to south west suburbs and Peak District beyond

LOCATION

The premises are situated on Acorn Business Park, Woodseats Close in south west Sheffield an area which is sought after for a range of businesses. The estate has easy access to the A621 providing a short commute to the popular south west suburbs or the Peak District beyond.



DESCRIPTION

Please see layout plan on the brochure/website.

The premises comprise the whole of the first floor with a communal ground floor access with stairs leading to the self-contained suite.

The property benefits from 6 on site allocated parking spaces.

ACCOMMODATION

Description	(sq.m)	(sq.ft)
Office	107.68	1,159
Kitchen/Staff	11.63	125
Two separate WCs with wash hand basins, accessed from the landing.		
TOTAL	119.31	1,284

EPC RATING - C

A full copy of the EPC will be available by request.

LEASE TERMS

The property is available by way of a new lease on terms to be agreed at an initial rent of £17,000 per annum exclusive.

There will be a service/estate charge amount to be confirmed.

BUSINESS RATES

The premises have a rateable value of £13,750 from April 2023

The amount payable is calculated using the appropriate UBR and applying any reliefs.

For further info please visit:

<https://www.gov.uk/calculate-your-business-rates>

VAT AND COSTS

Each party is to be responsible for their own costs. VAT will be payable on the rent.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations, the source of funding and identification will need to be provided by the successful purchaser/tenant. We will undertake a search with a Credit Reference Agency for the purposes of verifying the identity provided. For further information please contact the agents.

VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact -

Surveyor: **Philip Dorman**

Tel: 01246 886 416

Email philip@rensurveyors.co.uk

DISCLAIMER

January 2024

These particulars are believed to be correct, however, their accuracy is not guaranteed, and you should make your own enquiries to verify the information herein. They do not form any part of any contract.



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Sheffield 01142 992518

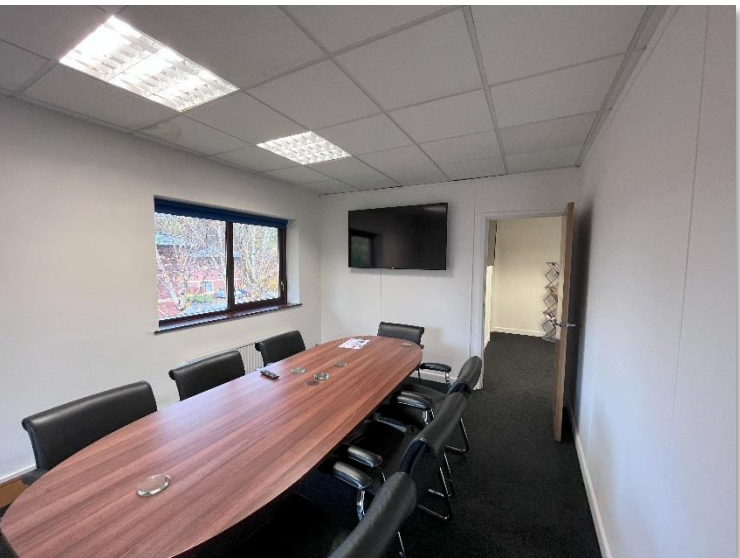
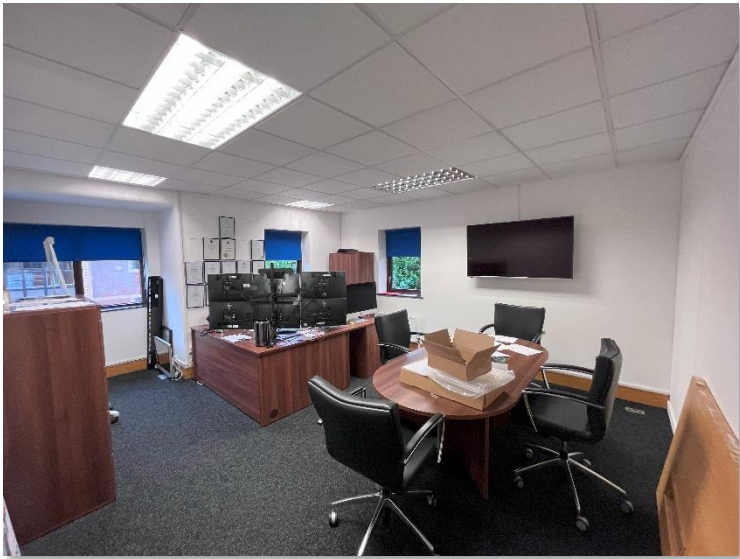
Bakewell 01629 888268

Unit 7,

Dunston Innovation Centre,

Dunston Lane,

Chesterfield S41 8NG

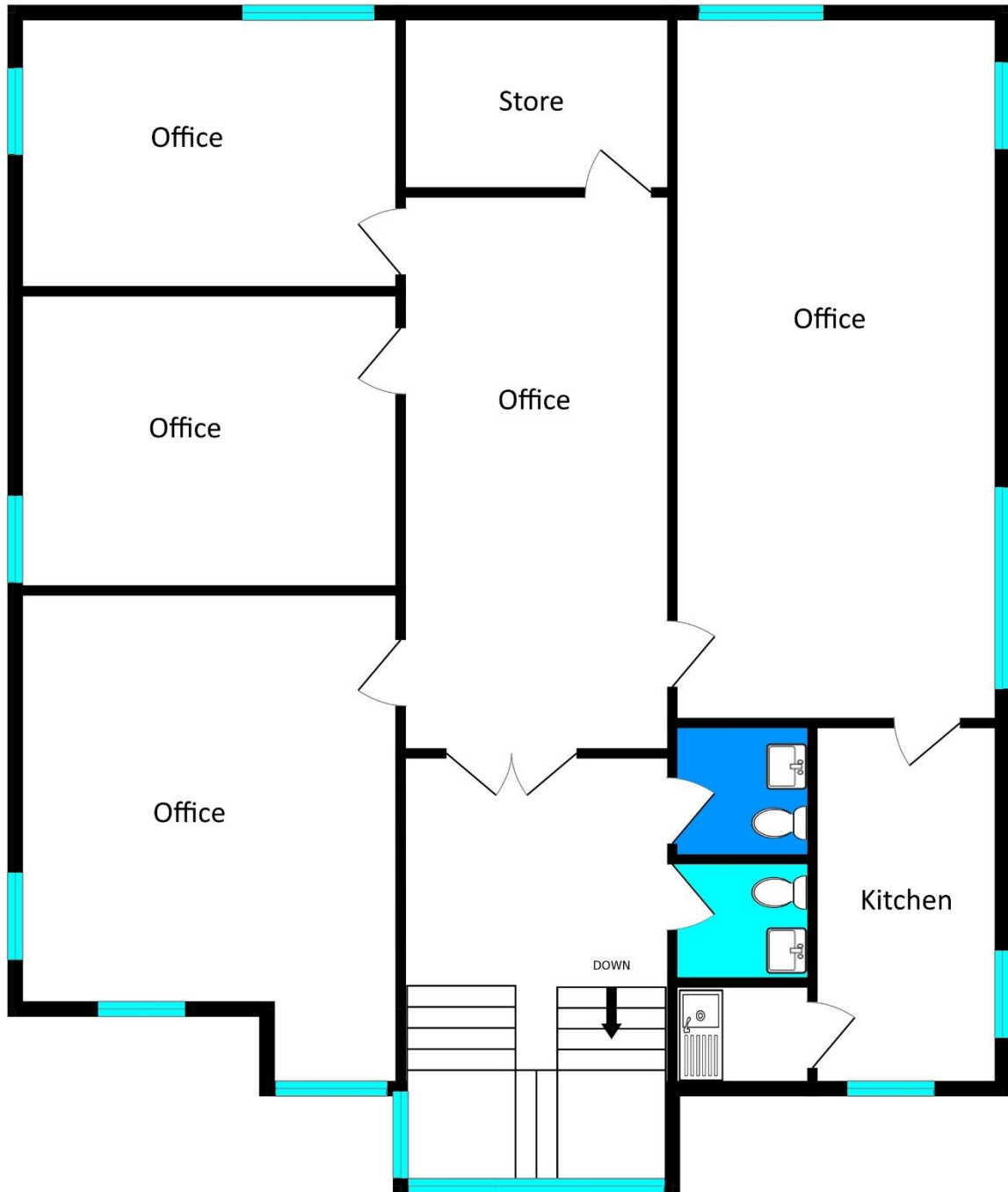


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First Floor - Unit 8 Acorn Business Park - Plan for general indication only



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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