



OFFICES

£12,000 P.A.X

First Floor, Unit 4

Westbrook Court

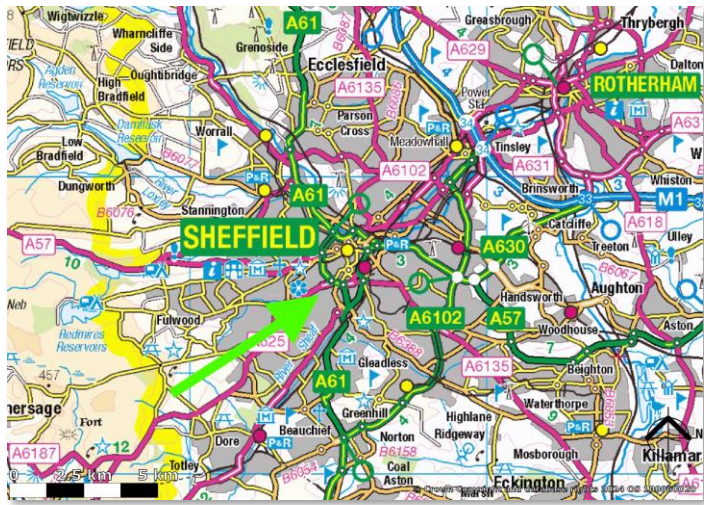
Sheffield – S11 8YZ

- 993 sq ft (92.23 sq m)
- Attractive and popular development
- 2 - allocated parking spaces
- Excellent location close to the amenities on Sharrowvale Road
- Easy access to Sheffield City Centre

LOCATION

The premises are situated within the Westbrook Court development and benefit from easy access to the amenities on Sharrowvale Road.

The location is sought after being located on the south west side of Sheffield.



DESCRIPTION

Please see layout plan on the brochure/website.

The buildings are a Grade II listed converted snuff mill with attractive period features though having a modern light fitout.

ACCOMMODATION

Description	(sq.m)	(sq.ft)
First Floor Offices	92.23	993
TOTAL	92.23	993

BUSINESS RATES

The premises have a rateable value of £8,200 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>

LEASE TERMS

The property is available by way of a new lease on terms to be agreed at an initial rent of £12,000 per annum exclusive. Plus VAT.

There will be an estate/service charge and buildings insurance contribution.

VAT AND COSTS

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

EPC RATING - D

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

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: 0114 299 2518
Email: philip@rensurveyors.co.uk

DISCLAIMER

April 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.



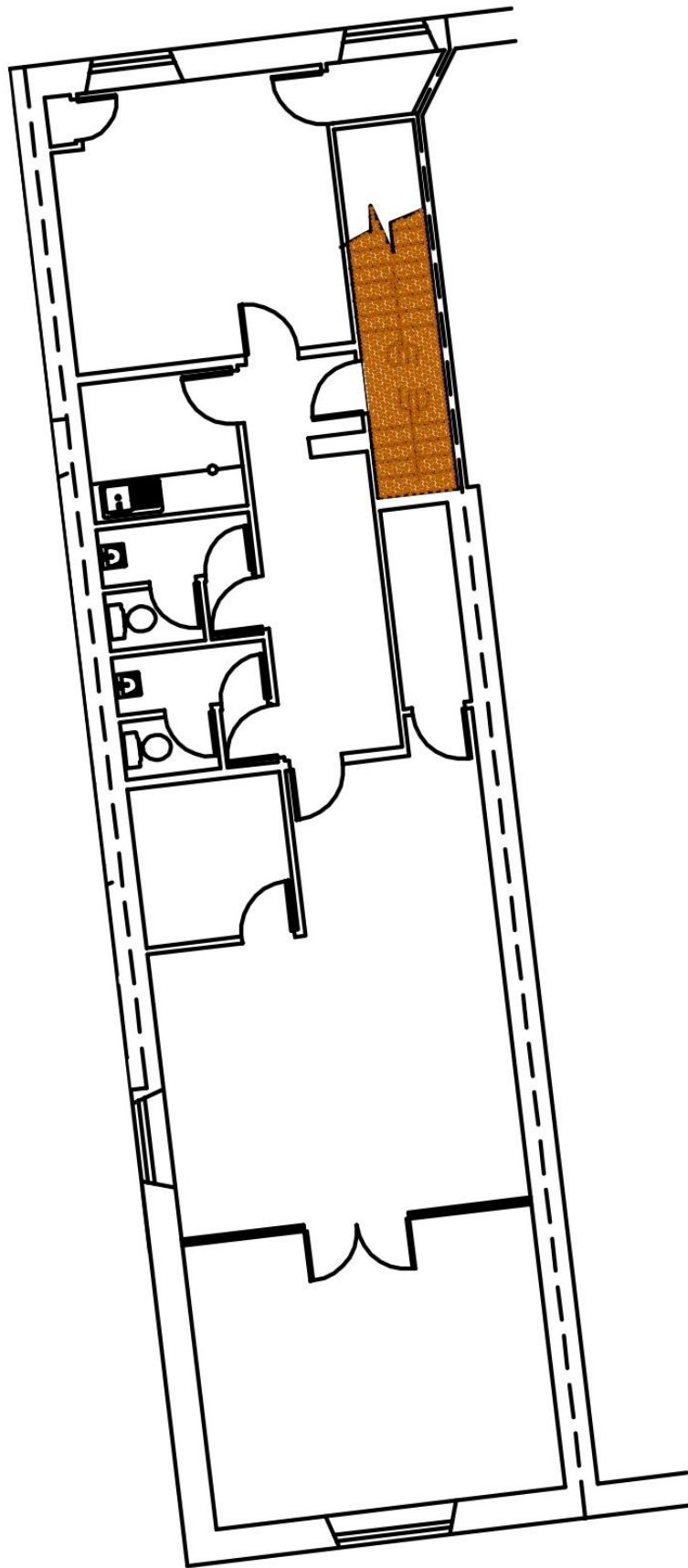
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