



## Modern first floor suite of offices with 12 parking spaces.

First Floor, Unit 8, Smithy Wood Drive, Sheffield, S35 1QN.



**TO  
LET**

## 📍 Location

The subject property is located on the Smithywood Business Park, which offers excellent access to the motorway network, being just off J.35 of the M1. Sheffield is therefore conveniently located with the city centre just 5 miles to the south.



## 📄 Description

The first floor of Unit 8 is now available to let and offers a series of partitioned office suites accessed via a central corridor. The accommodation benefits from the following excellent specification:

- Passenger lift access.
- Air conditioning.
- Separate gender toilet facilities.
- Partial LED lighting.
- Attractive glass partitioning.
- Kitchen / staff room.
- Double glazing.
- 12 parking spaces.

## ✚ Accommodation

Approximate net internal floor area:

	ft <sup>2</sup>	m <sup>2</sup>
First Floor	3,123	290.14
<b>Total</b>	<b>3,123</b>	<b>290.14</b>







## ☆ Rating Assessment

We have consulted the Valuation Office Agency and understand that the whole building has a rateable value of £63,500, listed as “Offices & Premises”. Please note that this figure does not constitute the business rates payable.

## 💡 Fixtures & Fittings

Neither CPR, nor their clients, can offer any form of warranty as to working order of any fixtures and fittings referred to, or suitability / capacity for any particular purpose. An incoming Tenant / purchaser must satisfy themselves in this regard prior to entering into any legal or financial commitment.

## 💧 Services

Mains electricity, water and drainage are understood to be supplied and connected. None of the services have however been tested by Commercial Property Rotherham. We would recommend all interested parties to satisfy themselves as to the suitability and capacity of all mains services prior to entering in to any legal or financial commitment.

## 📄 Energy Performance

### Certificate

The property has an Energy Performance Certificate (EPC) Rating of 24 (Band A). A copy of the EPC is available online or on request.

## 📄 Terms

The first floor is available by way of a new Lease at an initial rental of £37,500 + VAT per annum.

## 📄 Service Charge

A building service charge is levied, with the service charge currently at £5.00 / ft<sup>2</sup>, and therefore £1,301.25 + VAT / month. The service charge provides a wide range of services, some of which include lift and common parts maintenance.



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Prices quoted are exclusive of VAT but may be subject to VAT.

The Money Laundering Regulations currently place a legal requirement on a prospective purchaser to provide two acceptable forms of I.D

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