

TO LET

New Ground Floor Office Suite
2,020 ft² Approx. (187.62 m²)

GROUND FLOOR UNIT 5 VANTAGE PARK SHEFFIELD ROAD SHEFFIELD



Property Misdescriptions Act 1991

Messrs. Burgess Commercial for themselves and for vendors and lessors of this property whose agents they are given notice that: (i) the particulars are set out as a general outline for the guidance of intended purchasers or lessee's, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenant's should not rely on them as statements or representations of fact but satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) no person in the employment of Messrs. Burgess Commercial has the authority to make or give any representation or warranty in relation to this property.

LOCATION

The subject property forms part of the prestigious Vantage Park Business Park which lies immediately adjacent to junction 34 of the M1 motorway. The property also has convenient access for Meadowhall Shopping Centre, Sheffield City Centre and Rotherham Town Centre. Nearby occupiers include for Moorgate Computers and Bradken UK Ltd.

BRIEF DESCRIPTION

The office suite comprises the ground floor of Unit 5 and benefits from raised floors, climate control, DDA compliance and 7 car parking spaces.

ACCOMMODATION

Approximate gross internal floor area:

	ft ²	m ²
Ground floor offices Ladies & Gents Toilet facilities	2,020	187.62
Total	2,020	187.62

FIXTURES & FITTINGS

The fixtures and fittings mentioned in this brochure will remain available for the benefit of the ingoing occupier; neither the Agent nor their Clients can offer any form of warranty as to their working order, or suitability for any particular purpose.

RATING ASSESSMENT

The property is presently assessed as a whole. We anticipate the rateable value to the ground floor as a separate assessment will be circa £22,500. Please note this does not constitute the rates payable.

SERVICES

Mains electricity, water and drainage are understood to be supplied and connected together with a climate control system. None of the services have however been tested. We would recommend all interested parties to satisfy themselves as to the suitability and capacity of all services prior to entering into any legal and financial commitment.

PLANNING

The previous use of the property is understood to have been within Class B1 of the Town and Country Planning (Use Classes) (Amendment) (England) Order 2005. We anticipate uses falling within Class B2 and B8 may also be permitted subject to planning consent being obtained. We would recommend any seriously interested parties to make all enquiries with the planning department of the Local Borough Council regarding any alternative uses.

TERMS

The premises are available for lease on flexible terms at an initial rental of £15,000 per annum exclusive.

TENURE

Whilst we have not had sight of any title documentation, it is understood the property is held freehold.

VAT

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

VIEWING & FURTHER DETAILS

Viewing and further information is available by contacting the Sole Agents, Burgess Commercial on 01709 721706.

PROPERTY MISDESCRIPTIONS ACT 1991

Nothing in this brochure may be taken as offering any warranty as to the existence, suitability, adequacy or serviceability of any mains or other service, central heating installation, fixture or fitting, plumbing or wiring installation, security system, remedial or treatment work. Measurements are taken by sonic tape and we would suggest that purchasers satisfy themselves as to their accuracy prior to purchase or lease.