



AGENCY

OFFICE

SHEFFIELD 35A BUSINESS PARK, UNIT 6A, CHURCHILL WAY CHAPELTOWN, SHEFFIELD S35 2PY

DESCRIPTION

The building was constructed in 2002/2003 being steel framed under mono pitched profiled metal sheet roofing.

The elevations are clad in attractive facing brickwork and the unit benefits from full access raised floors, Category II lighting, full suspended ceilings throughout and full height glazed entrances.

LOCATION

The units are located on the popular Sheffield 35a Business Park in the Chapeltown area of Sheffield approximately 5 miles to the north of the city centre. The units occupy a prominent position within the business park.

Junction 35a of the M1 motorway is under a mile to the north east.

ADDITIONAL INFORMATION

The property is available by way of sub-lease or assignment of the existing leasehold interest.

Current rent passing on the property is £105,400 and is due to expire 20/09/2017. Further information is available on request. Consideration will also be given to the sale of the property.

**QUALITY OFFICE ACCOMMODATION
WITH PARKING**



TENURE LEASEHOLD

PRICE £12 PSF PAX

SIZE 4,240 SQ FT

EPC

KEY FEATURES

- Two storey self-contained office space
- Located within close proximity to the M1 motorway
- Dedicated car parking
- Can be taken as a whole
- Good specification throughout

FOR FURTHER INFORMATION

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