

Property Consultants



Crosthwaite
COMMERCIAL

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Queens Buildings, 55 Queen Street, Sheffield S1 2DX

To Let

**Neepsend Triangle Business Park,
1 Burton Road, Sheffield S3 8BW**



- **New Hi-Tech Office Suites on Ground Floor**
- **Ample Secure Car Parking**
- **Easy Access to M1 & City Centre**
- **Units from 285 sq ft to 1,399 sq ft**

www.crosthwaitecommercial.com

LOCATION

Neepsend, close to Sheffield City Centre, is an up and coming location with a great mix of residential, leisure and commercial developments bringing regeneration to one of Sheffield's original industrial heritage areas.

Burton Road is just off Rutland Road (B6070), which is part of Sheffield's outer ring road, leading directly onto Penistone Road (A61) and Barnsley Road (A6135) which leads to Meadowhall and the M1. The premises offer easy access into Sheffield City Centre and to the M1 at Junctions 34, 35 and 36.

Neepsend has competitive rents, ample car parking, easy transport links with the new ring road, public transport via supertram and local bus services, 15 minutes' walk to the City Centre and 5 minutes' drive to the M1.

DESCRIPTION

Neepsend Triangle Business Park is a newly built state of the art development that offers a mix of hybrid units and high tech office suites, and provides a diverse selection of space to cater for all, from start up or small micro companies through to large well established businesses wanting a new workspace solution.

SPECIFICATION

- Air Conditioning
- Fully Carpeted
- CAT 2 computer lighting
- 3 compartment trunking to office perimeter
- 8 Meg Broadband*
- BT telephone line
- CCTV coverage throughout
- Individual Security Alarm
- DDA access to all areas, including platform lift
- Fob access to all communal areas for security
- Secure gated access to car park
- Car parking space included (extra parking available)
- Small kitchen/tea point facility available
- Use of shared WC facilities
- Highly insulated, solar resistant aluminium framed windows and doors

100mb leased internet line (super-fast) applied for.

ACCOMMODATION (Approx gross internal areas)

Unit 5	Ground Floor	285 sq ft	(26.5 sq m)
Unit 8	Ground Floor	351 sq ft	(32.6 sq m)
Unit 10	Ground Floor	1,399 sq ft	(130.0 sq m)

RENT

Unit 5	£3,380 pa
Unit 8	£3,900 pa
Unit 10	£14,700 pa

There is a service charge (currently £1.50 psf) which covers cleaning, lighting, heating & repairs and maintenance of the common parts and the exterior. In addition, there will be a charge for insurance, voice & data and all utilities. VAT will be payable.

RATES

The premises are currently assessed for rates as follows:-

Unit	Rateable Value	2016/17 Rates Payable
5 Office	R.V. £2,750	£1,348
8 Office	R.V. £3,450	£1,691
10 Office	R.V. £12,250	£6,003

For some units Small Business Rate Relief may be available.

LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs.

VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from Martin Crosthwaite at the agents, Crosthwaite Commercial on 0114 272 3888 or email martin@crosthwaitecommercial.com

Neepsend Triangle Site Plan



SUBJECT TO CONTRACT AND AVAILABILITY

February 2016

