

Property Consultants



**T 0114 272 3888**

Hawk Works, 105A Mary Street, Sheffield S1 4RT

# To Let

**Enterprise House, Broadfield Business Park,  
Sheffield S8 0XF**



- **Modern 1<sup>st</sup> Floor Offices on Popular Business Park**
- **2,467 sq ft & 10 Car Spaces**
- **High Specification Fit Out & Open Plan with Meeting Rooms**
- **Available Immediately on a New Lease**

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## LOCATION

Broadfield Business Park is located in the popular south west sector of Sheffield around 1½ miles south of the city centre.

There are shopping and leisure facilities nearby on both Abbeydale Road and Chesterfield Road with Virgin Active health club/gym and Hungry Horse public house/restaurant located on the business park. Other occupiers nearby include St. John Ambulance, UHY Hacker Young, Grant Thornton, Medigold Health and Synectics.

## DESCRIPTION

The available space is the first floor of Enterprise House, a high quality, modern, pavilion style office.

The office suite has been refurbished to a high standard including LED lighting, comfort cooling, raised floors and mineral fiber suspended ceilings. There is also a kitchen and WC provisions within the demise.

The building itself benefits from a modern glazed entrance / reception area.

## ACCOMMODATION (Approx net internal areas)

<b>First Floor</b>	<b>2,467 sq ft</b>	<b>229.2 sq m</b>
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To the front are 10 car parking spaces.



## RENT

Rental offers based on £13.50 per square foot are invited, exclusive of VAT, service charge and rates.

## VAT

VAT will be payable on the rent.

## LEASE

The premises are available to let on a new full repairing and insuring lease for a term to be agreed.

## RATES

The 2023 rating assessment is: -

Offices & Premises R.V. £29,500

## ENERGY PERFORMANCE CERTIFICATE

A full EPC will be provided on request.

## LEGAL COSTS

Each party are to be responsible for the payment of their own legal costs in connection with this transaction.

## VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the sole agents detailed below.

**Tom Shelton - Crosthwaite Commercial**

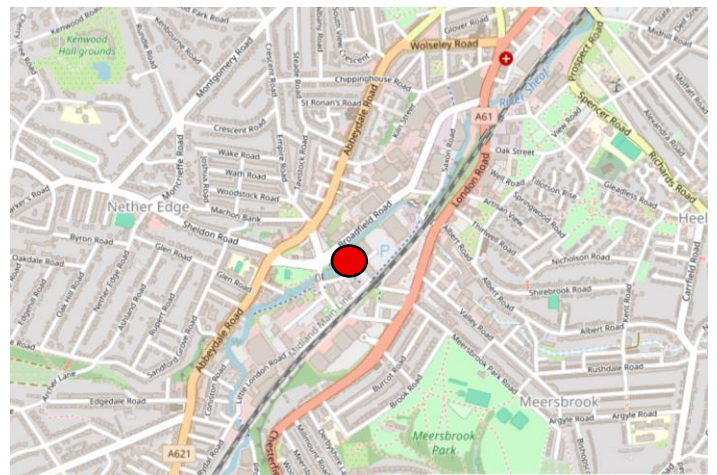
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**SUBJECT TO CONTRACT & AVAILABILITY**  
**February 2024**



**Crosthwaite**  
**COMMERCIAL**

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