

Property Consultants



**For Sale/To Let**

**T 0114 272 3888**

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

**Unit 4, Maple Park, Tankersley, Barnsley S75 3DP**



- **High Quality Office Space on a Popular Business Park**
- **Ideally Located Next to the A61 & A616, Close to the M1 Motorway**
- **Benefits From Multiple Meeting Rooms, Car Parking & a Lift**
- **12 Car Parking Spaces Available**
- **For Sale/To Let**
- **4,320 sq ft (401.3 sq m)**

[www.crosthwaitecommercial.com](http://www.crosthwaitecommercial.com)

## LOCATION

The building is located on Wentworth Business Park, providing great access to the A61 and the A616 therefore offering great transport links to Sheffield, Huddersfield, Barnsley and Manchester.

Other occupiers in close proximity to the building include Sheffield Mutual Friendly Society, ASG Infotech, MAM Software Limited, Glass Systems Ltd, ASGF Construction and Premier Inn.

## DESCRIPTION

The available space comprises a modern end terrace office building, based over two floors on an established business park.

The main office area is partitioned providing multiple working rooms, trainings areas and meeting rooms. There is an entrance lobby with both a lift and stairs allowing access to the upper floors. WCs are located on both floors.

Externally, there is a dedicated car park for the building with space for 12 vehicles.

## ACCOMMODATION (Approx net internal areas)

Ground Floor	2,093 sq ft	194.4 sq m
First Floor	2,227 sq ft	206.9 sq m
<b>Total</b>	<b>4,320 sq ft</b>	<b>401.3 sq m</b>



## TENURE

We are marketing both the freehold and leasehold interest of the building. A new lease is available directly from the landlord for a term by arrangement.

## SALE/RENT

We are seeking offers at **£580,000** for the freehold interest of the building. In terms of a letting, we are quoting **£47,500 per annum** exclusive. VAT will be payable.

## RATING

The 2023 rating assessment is: -

Offices & Premises R.V. £39,250

Interested parties are advised to make their own enquiries with the relevant authority.

## SERVICE CHARGE

The service charge is currently running at £1.08 per year plus VAT per sq ft.

## CAR PARKING

12 spaces come with the premises located in a dedicated car park to the front of the building.

## ENERGY PERFORMANCE CERTIFICATE

EPC available on request.

## LEGAL COSTS

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

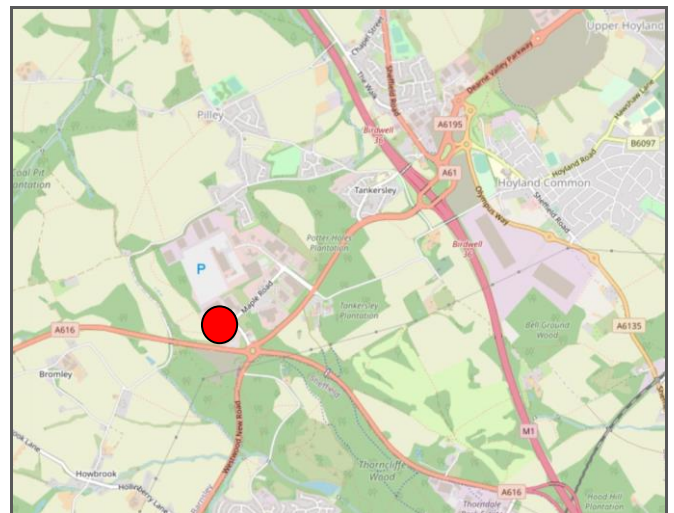
## VIEWING ARRANGEMENTS

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

**Tom Shelton - Crosthwaite Commercial**

[tom@crosthwaitecommercial.com](mailto:tom@crosthwaitecommercial.com)

07738 335 482



**SUBJECT TO CONTRACT AND AVAILABILITY October 2023**