

Property Consultants



**Crosthwaite**  
**COMMERCIAL**

**T 0114 272 3888**

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

# To Let

Millennium House, 30 Junction Road, Sheffield S11 8XB



- Self-Contained First Floor Office Premises
- 954 sq ft with Separate Entrance
- 3 Car Parking Spaces Included
- Available on a New Lease Immediately

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## LOCATION

The property is situated on Junction Road, a short distance from Hunter's Bar roundabout. The property is well located with the shops and leisure facilities on Ecclesall Road and Sharrow Vale Road within easy walking distance.

## DESCRIPTION

The property comprises 4 individual offices with additional storage facilities along a corridor link. In addition, there is a small kitchenette and male and female WC's.

The suite benefits from a separate entrance from Junction Road and has 3 dedicated car parking spaces with additional on-street permit parking available opposite.

## ACCOMMODATION (Approx net internal areas)

Offices	702 sq ft	65.3 sq m
Storage	252 sq ft	23.4 sq m
<b>Total</b>	<b>954 sq ft</b>	<b>88.7 sq m</b>



## SERVICE CHARGE

There will be a service charge payable to cover the cost of heating, electricity and maintenance of the common areas. Further details on request.

## LEASE

The premises are available to let on a new lease on terms to be agreed.

## RENT

Rental offers in the region of **£13,500 per annum** are invited.

## VAT

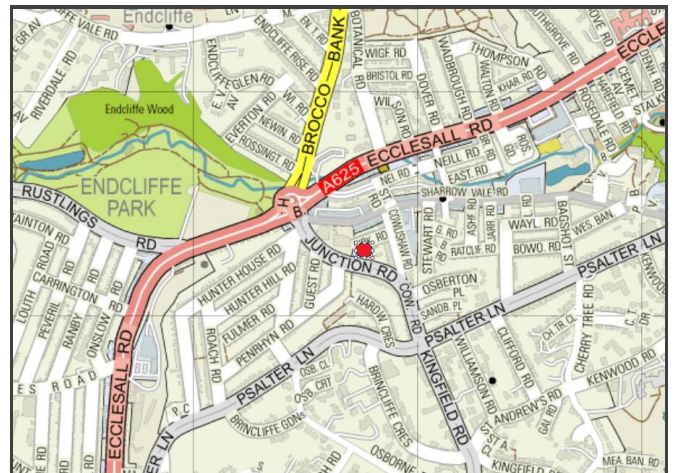
We understand VAT will not be payable on the rent.

## RATES

The current rateable value for the whole of the first floor is £9,300, therefore 100% small business rates relief should be available to qualifying companies.

## ENERGY PERFORMANCE CERTIFICATE

The premises have a rating of 82 (Band D). A full EPC will be provided on request.



## VIEWING ARRANGEMENTS

Viewing arrangements, and any further information, can be obtained from the joint agent, Mark Holmes at Crosthwaite Commercial on 0114 272 3888 or email [mark@crosthwaitecommercial.com](mailto:mark@crosthwaitecommercial.com).

**SUBJECT TO CONTRACT & AVAILABILITY**  
**November 2017**