

Property Consultants



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

To Let

Hillsborough Golf Club Worrall Rd, Sheffield S6 4BE



- Office Space Available At Hillsborough Golf Club
- Picturesque Location
- 904 sq ft - Net Internal Area
- Generous Car Parking Provision
- Flexible Terms
- Immediately Available

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LOCATION

The offices are located at Hillsborough Golf Club accessed from Worrall Road, approximately 4 miles to north west of Sheffield City Centre. The location offers easy access to the A61 which offers access to both the M1 and the City Centre.

DESCRIPTION

The office suite is situated within the clubhouse, benefiting from views of the golf course. The unit provides a large open plan space with generous natural light. There is a WC and kitchenette to the rear.

There is also meeting room/conference space within the clubhouse which benefits from catering facilities.

ACCOMMODATION (Approx net internal areas)

Total **904 sq ft** **84.4 sq m**



ENERGY PERFORMANCE CERTIFICATE

The unit has a rating of 99, Band D.

A full Energy Performance Certificate will be provided on request.

RATING ASSESSMENT

The premises will require reassessment for rates purposes. 100% business rates relief could be available resulting in a nil charge.

LEASE

Lease terms are completely flexible, and consideration will be given to short term occupations.

RENT

£15,000 per annum

The rent includes maintenance & management of the building and insurance. VAT is not payable.

RENT DEPOSIT

A rent deposit will be held as a bond over the term of the lease.

LEGAL COSTS

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

MONEY LAUNDERING

In order to comply with Money Laundering Regulations, ingoing tenants will be required to provide identification documentation.

VIEWING ARRANGEMENTS

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

Mark Holmes - Crosthwaite Commercial

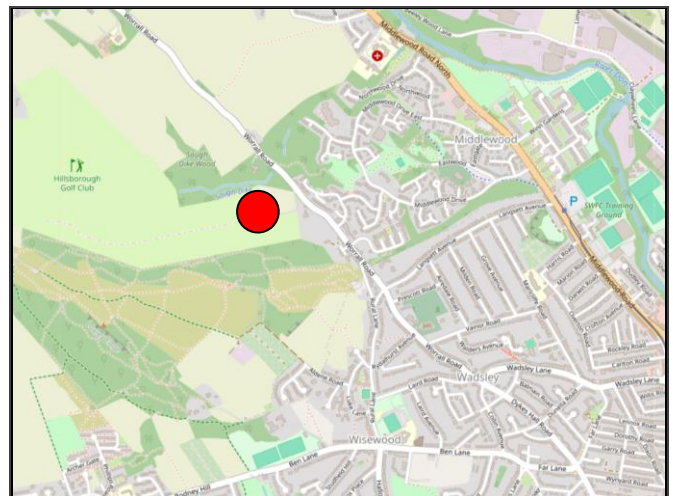
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SUBJECT TO CONTRACT AND AVAILABILITY December 2023