

**SMC
Brownill
Vickers**

To Let



**Office Suites available close to the Botanical
Gardens in Sheffield, S10**

£395 per month

First Floor Office Suites at 85 Clarkehouse Road,
Sheffield, S10 2LG

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smcbrownillvickers.com

- Office suites available at first floor level to let
- Ideal for office, consulting, meeting room space
- Easy access to Royal Hallamshire Hospital, University of Sheffield, Broomhill, Ecclesall Road, & Botanical Gardens
- Undergoing light refurbishment (re-decoration and new carpets)
- Available on a flexible lease



Description

The available accommodation consists of office suites at first floor level within a mixed use building. There are two front office rooms and one rear office room. Communal WC and kitchenette facilities are shared between the office tenants. Awaiting redecoration and new carpets.

Location

The property fronts on to Clarkehouse Road being close to the Botanical Gardens and with easy access to the Royal Hallamshire Hospital and University of Sheffield. Both Broomhill and Ecclesall Road are also relatively nearby and host a range of shops and amenities.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent
1st - Office A - Front Office	163	15.14	£395 /month
1st - Office B - Front Office	162	15.05	£395 /month
1st - Office C - Rear Office	272	25.27	£660 /month
Total	597	55.46	

Business Rates

The suites are individually assessed for business rates. Assuming the office suites are occupied as single units an incoming tenant should qualify for small business rate relief.

Interested parties are advised to contact the local rates office on confirm number, or <https://www.tax.service.gov.uk/business-rates-find/search> to confirm the business rates payable.

Commute / Travel

Broomhill: 8 minutes (walking)
Ecclesall Road: 10 minutes (walking)
Botanical Gardens: 1 minute (walking)
Sheffield City Centre: 25 minutes (walking)

Parking Nearby

There is business permit parking available in the area and short term parking available on the surrounding roads.

Lease Terms / Rents

The office suites are available on flexible lease terms (minimum 12 month agreement) on the following basis all inclusive of rent, insurance, service charge and utilities:

Office A Front Office: £395pcm
Office B Front Office: £395pcm
Office C Rear Office: £660pcm - UNDER OFFER

We are informed VAT is NOT payable on the rent.

The tenant is then responsible for their own broadband and phone usage.

Energy Performance Certificate

Upon Enquiry

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