



SMC
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To Let



High Quality Ground Floor Office Suite with good access to Junction 34 of the M1 Motorway and Meadowhall

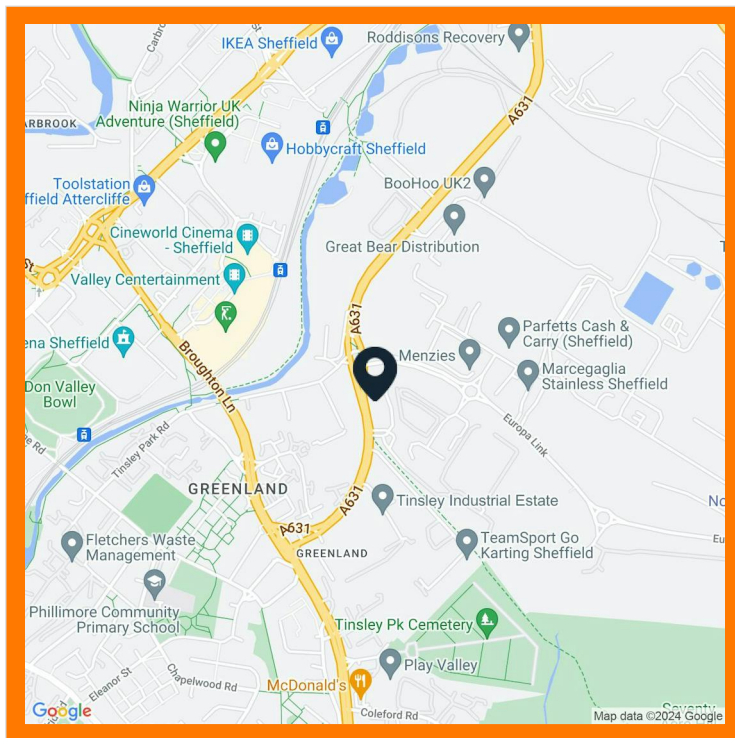
£12,000 per annum plus VAT

Unit 6 Shepcote Office Village, Shepcote Lane, Sheffield, S9 1TG

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[smcbrownillvickers.com](https://www.smcbrownillvickers.com)

- Grade A ground floor office suite
- Located within good access of J34 M1, Sheffield City Centre and Meadowhall
- 3 dedicated car parking spaces
- Available on a new lease



Description

The property comprise a two storey, semi-detached purpose built office building. The available accommodation comprises a ground floor office suite, which includes a shared entrance lobby, WC facilities, office area and kitchenette area.

The offices are specified to a modern standard including suspended ceiling, carpets, glass partitioning, air conditioning, LED lighting, and network trunking. Three dedicated parking spaces.

Location

The Shepcote Office Village development is located on Shepcote Lane, within the Don Valley area of Sheffield. The property benefits from good links to the M1 motorway with Junction 34 approximately one mile away and Junction 33 approximately 3 miles away. The Shepcote Office Village development is well established and home to a number of professional tenants.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m
Ground	1,262	117.24
Total	1,262	117.24

Business Rates

The current rateable value for the ground floor is £14,000 and you can see the rating assessment here: <https://www.tax.service.gov.uk/business-rates-find/valuations/start/12872920000>

Commute / Travel

Meadowhall: 6 minutes (road)
Rotherham town centre: 9 minutes (road)
Sheffield city centre: 12 minutes (road)
Junction 34 M1 Motorway : 3 minutes (road)

Parking

Three allocated spaces.

Connectivity

BT line is available. Rest tbc.

Lease Terms

The property is available on a new lease on terms to be agreed.

Rent

£12,000 per annum. VAT is payable on the rent.

Energy Performance Certificate

C (68)

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