



Nether Lane, Sheffield, S35 9ZX

To Let | 1,254 sq ft

South facing modern 1st floor office suite on established business park close to J35 of the M1 - available immediately

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Summary

- Rent: £14 per sq ft
- Business rates: Current rateable value £9,400
- Service charge: £1.50 per sq ft
- EPC: A (18)
- Lease: New Lease

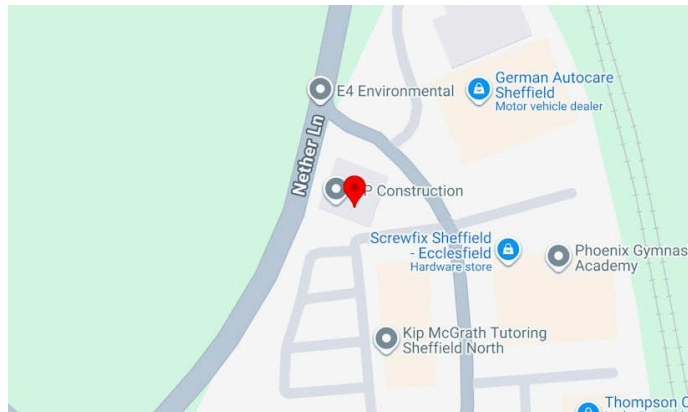
Further information

- [View details on our website](#)

Contact & Viewings



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Location

Hydra Business Park is an established business park to the North of Sheffield with a variety of uses including showrooms, warehousing, offices and distribution. The Business Park is situated very close to J35 of the M1 Motorway (a 3 mins drive). The property is located within 8 miles of the city centre (a 20 mins drive) and approximately 30 miles to Leeds city centre (a 35 mins drive).

Accommodation

Name	sq ft	Rent	Availability
1st - Office 3	1,254	£14 /sq ft	Available

Specifications

The suite is being freshly painted with clean carpets. The specification comprises the following:

- Modern office building
- 1st Floor and South facing
- Open plan with dedicated kitchen/canteen
- Shared ground floor access
- Shared WC facilities with showers
- Fibre broadband
- Part furnished (although can be removed on request)
- Dedicated parking (2 spaces) - more available by separate negotiation



Availability

The suite is available to let by way of a new lease on terms to be agreed. A service charge will apply. Our client currently occupies the Ground Floor of the property (Office 1). This space (including store) comprises 2,337 sq ft. If a potential tenant was interested in taking this larger Ground Floor space, our client would be happy to move to the 1st Floor (Office 3) to accommodate this. Please download the Plans above and feel free to discuss this with us if this would be of interest.

