



MODERN OPEN PLAN OFFICE SUITE

Unit 2, Acres Hill

Acres Hill Business Park, Sheffield, S9 4LR

Modern out of town office suite with on site parking

1,880 sq ft
(174.66 sq m)

- Ground floor predominantly open plan office suite
- On-site parking - 6 spaces
- Free on street parking
- Ability to split - min 500 sq ft
- Flexible leases available
- Convenient, accessible location
- Self contained WC's, kitchenette and AC
- Excellent IT provision

Unit 2, Acres Hill, Acres Hill Business Park, Sheffield, S9 4LR

Description

Modern ground floor office suite on an established business park. The suite is predominantly open plan and benefits from 2 separate meeting rooms/offices. Also benefitting from self contained male and female toilets and a kitchenette.

In the shared reception there is a shared DDA compliant toilet.

Location

Acres Hill Business Park is situated close to The Parkway Markets and is a popular location for a wide number of businesses.

Road access is excellent with the Parkway a matter of minutes from the front door. Public transport is via bus or tram.

Accommodation

The accommodation comprises of the following. Please note we can split the suite to suit the needs of your business. Providing suites from as little as 500 sq ft.

Name	sq ft	Rent	Availability
Ground - Office	1,880	£10 per sq ft	Available

Specification

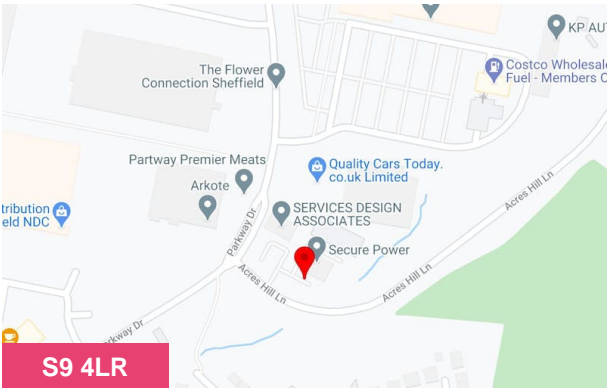
- Raised access floor
- Fully carpeted
- Plastered and painted walls
- Suspended ceilings with integral lighting
- Comfort cooling
- Self contained WC's
- DDA complaint facilities
- Kitchenette
- On-site parking - 6 spaces
- Intercom system
- Excellent IT connectivity - please enquire for more details

Viewings

Please contact Tim Bottrill

Terms

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



S9 4LR

Summary

Available Size	1,880 sq ft
Rent	£10 per sq ft exclusive
Rates Payable	£6.54 per sq ft (based on April 2023 valuation)
Rateable Value	£25,000
EPC Rating	D (82)

Viewing & Further Information



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Disclaimer: We endeavour to maintain accurate depictions however, interested parties should rely on their own enquiries on all matters relating to the property. All floor areas are approximate and terms are exclusive of VAT. Generated on 30/05/2023



