

SMC
Brownill
Vickers

To Let



Modern first floor flexible office space in a prominent detached building within a well-established commercial location.

£4,500 – £9,500 per annum

Unit P2, Sheffield Airport Business Park, Sheffield, S9 1XU

0114 290 3300 | Isaac.Clayton@smcbrownillvickers.com

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- First floor offices within a larger high-specification building
- Attractive suites with use of meeting rooms
- Regions premier business park location
- Flexible terms
- Fully Inclusive rentals



Description

The available accommodation comprises a selection of modern, private first floor office suites within a detached two-storey office building. The suites offer flexible accommodation ranging from approximately 225 sq ft to 450 sq ft and can be configured to suit individual occupier requirements, making them ideal for a wide range of businesses.

The offices are available on an all-inclusive basis, with the rent incorporating utilities, service charges and other building outgoings, providing a simple and cost-effective occupational solution. Occupiers will also benefit from access to shared facilities, including a reception area, kitchen and WC facilities.

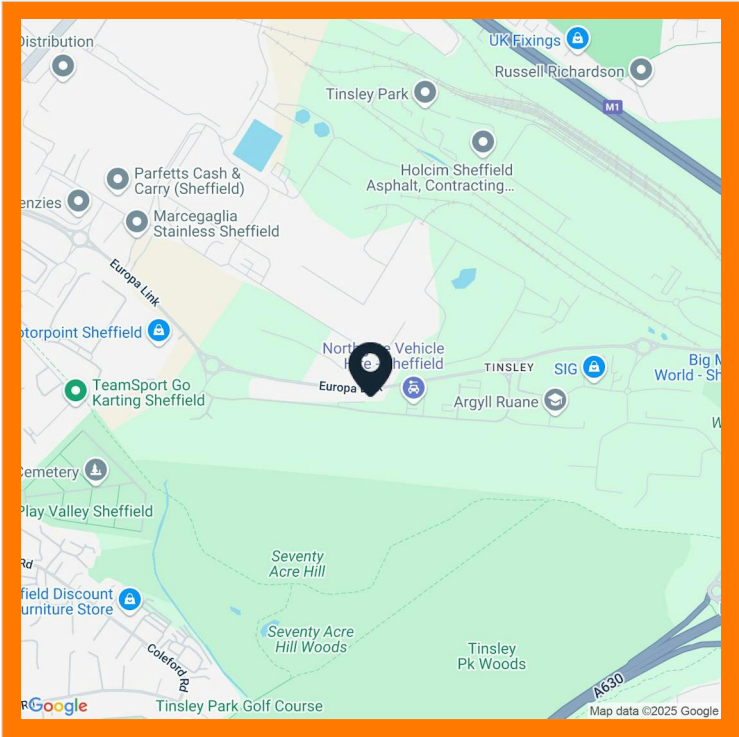
Each suite can be tailored to meet an occupier's specific requirements, offering flexible, high-quality workspace designed to accommodate businesses as they grow.

The photographs shown are for illustrative purposes only and represent the proposed internal specification and quality of finish.

Location

In a micro context the subject property is located within the Sheffield Business Park. This is the city's premier Business Park located between J33 and J34 of the M1 motorway, just minutes from Sheffield City Centre, Meadowhall and Rotherham. Sheffield Business Park together with the Advanced Manufacturing Park (AMP), form the nucleus of the UK's Advance Manufacturing Innovation District (AMID).

Sheffield is the main commercial, administrative, and retailing centre in South Yorkshire. The city is located approximately 175 miles (282 km) north of London, 38 miles (61 km) east of Manchester and 37 miles (60 km) south of Leeds.



Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
1st - Flexible private office	251	23.32	-	Available
1st - Flexible office space	225	20.90	-	Available

Identity Checks

In order to comply with Anti-Money Laundering Legislation, the successful tenant will be required to provide certain identification documents. The required documents will be confirmed to and requested from the successful tenant.

Asking Terms

Indicative terms above although these depend on specific requirements, alternatively available as a whole.

Energy Performance Certificate

D (88)

Viewing

Viewing is by prior appointment only. Please contact our agents for further information.

Isaac Clayton
0114 290 3300
Isaac.Clayton@smcbrownillvickers.com

