

# Unit 4, Brookdale Road

Thornccliffe, Sheffield, S35 2PW

**MJB**  
Commercial Property



## TO LET

134.59 SQ M  
(1,448.71 SQ FT)

**£20,000 PER ANNUM INCLUSIVE OF  
BUSINESS RATES, SERVICE CHARGE  
& UTILITIES**

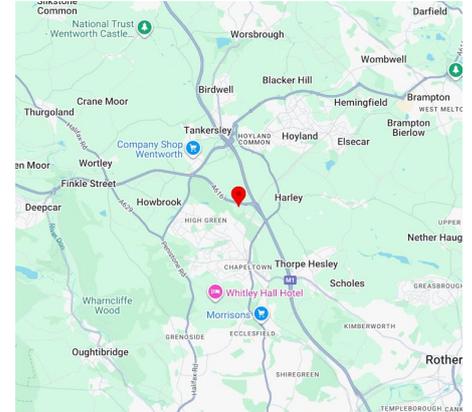
## Modern Offices To Let

- On-site parking
- Fitted Kitchen
- Suspended ceilings with recessed lighting
- Male, Female and disabled WC's
- Alarm/security system

0114 282 3080  
[www.mjbcpc.co.uk](http://www.mjbcpc.co.uk)

# Unit 4, Brookdale Road

Thornccliffe, Sheffield, S35 2PW



## Summary

Available Size	134.59 sq m / 1,448.71 sq ft
Rent	£20,000 per annum Inclusive of Business Rates, Service Charge & Utilities
EPC	C (73)

## Location

The property is located within the established Thornccliffe Distribution Park, a well established commercial location, ideally situated in North Sheffield with easy access from both Junction 35 of the M1 Motorway and also from Sheffield city centre.

Neighbouring occupiers include XPO Logistics, TC Harrison and B Braun Medical.

## Description

The versatile office accommodation is fitted to a modern specification internally, benefitting from carpeting throughout, painted plaster walls, double glazed windows and suspended ceilings incorporating recessed lighting. There is a fitted kitchen to the ground floor together with male, female and disabled WC's off a central reception/lobby area. The property also benefits from on site parking for at least 8 cars.

## Accommodation

The property comprises the following net internal floor areas:

Floor/Unit	Description	sq ft	sq m
Ground	Office 1	308.49	28.66
Ground	Office 2	241.54	22.44
1st	Office 1	525.49	48.82
1st	Office 2	373.18	34.67
<b>Total</b>		<b>1,448.70</b>	<b>134.59</b>

## Terms

The offices are available to let on a new full repairing and insuring lease on terms to be agreed.

## VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

## Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

## Viewings

Strictly by appointment via the sole agents



**Matthew Barnsdale**

07736 791146

mbarnsdale@mjbcp.co.uk