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### **Modern Grade A Offices**

## Office 6, Smithywood Business Park, Sheffield, S35 1SN

### To Let

- 4,000 – 8,000 sq ft (372 sq m – 743 sq m)
- Grade A specification including raised floor, comfort cooling and lift access
- Car parking for up to 40 cars
- Located just off Junction 35 of the M1

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## Location

Office 6 forms part of the established Smithywood Business Park, close to Junction 35 of the M1 Motorway. It can be approached from Junction 35 M1, turning on to the A621 Cowley Hill, dropping down towards Chapeltown and taking your first left on to Smithywood Business Park and follow the estate road round, the offices are then located on the left hand side.

The property affords good accessibility to the facilities within both Ecclesfield and Chapeltown, including retail, banking, pub and restaurant and also benefits from excellent links with Sheffield, Rotherham and Barnsley.

Other occupiers within the office park include Konika, Wassenburg, 5M and Arthrex.

The postcode for Sat Nav purposes: S35 1SN

## Description

The property briefly comprises a detached two storey purpose built office with Grade A specification including raised access floors, comfort cooling and lift access.

The property offers a flexible design, available for either open plan working or alternatively can be partitioned to meet occupier's individual requirements.

Externally, there is car parking for approximately 40 spaces.

## Accommodation

	Sq M	Sq Ft
Ground Floor	372	4,000
First Floor	371	4,000
<b>TOTAL</b>	<b>743</b>	<b>8,000</b>

## Terms / Availability

The property is available to let on a new lease at a rent of £12.75 per sq ft per annum exclusive.

Note: Consideration may be given to a sale.

## VAT

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

## Legal Costs

Each party to bear their own legal costs incurred in any transaction.

## Viewing & Further Information

Please contact Joint Agents:

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