

Mark Jenkinson & son

ESTABLISHED 1877

INDEPENDENT PROPERTY PROFESSIONALS



TWO STOREY MODERN OFFICES

Unit 3 Acorn Business Park, Sheffield S8 0TB

- Self-contained offices over two stories
- Approximate area of 3,498 ft² (324.98 m²)
- Well presented, layout with open plan office, meeting room and boardroom
- Situated in well landscaped business park
- On site private car parking spaces and visitor parking

FOR SALE

LOCATION

Acorn Business Park is located on Woodseats Close, off Woodseats Road, more or less at its junction with Abbeydale Road (A621) – one of the main arterial routes linking Sheffield city centre (3 miles north) with the Peak District and beyond.



DESCRIPTION

A modern detached two storey brick pavilion style office building set in a mature landscaped environment in an extremely attractive leafy suburban area of Sheffield.

Currently laid out to provide a mix of open plan private offices/meeting rooms. The accommodation is fully central heated, carpeted throughout with suspended ceilings and fluorescent tube lighting. The internal partitioning would readily adjust to any incoming occupiers' own requirements.

ACCOMMODATION

The property comprises approximately 3,498 ft² (324.98 m²).

The office is divided over two levels with a range of offices, studio's, stores, kitchen and disable WC to the ground floor. The first floor offices are generally open plan with two managers rooms, boardroom, kitchenette and male and female WC's.

TERMS/RENT

The offices are available to purchase at a price of £475,000.

The site is subject to a maintenance charge to cover reasonable costs of upkeep.

VAT & COSTS

VAT is applicable to the price at the prevailing rate.

Each party are to be responsible for their own legal costs.

MONEY LAUNDERING

In accordance with Anti-Money Laundering Regulations two forms of ID and confirmation of the source of funding will be required from the successful purchaser or tenant.

ENERGY PERFORMANCE CERTIFICATE

Energy Performance Certificate 

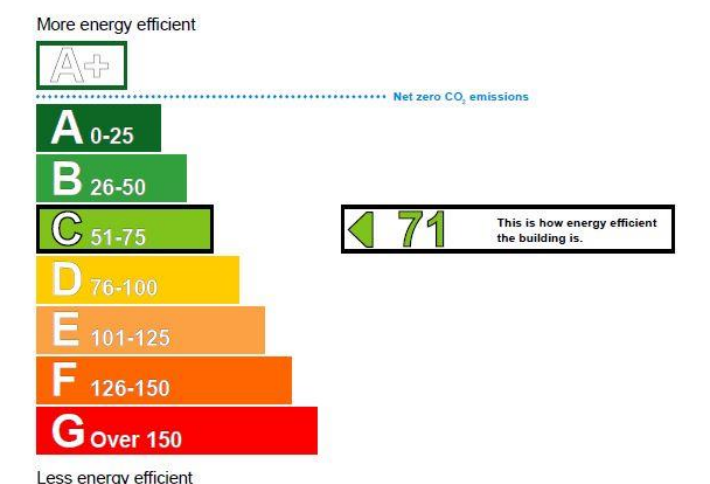
Non-Domestic Building

Primesite
3 Woodseats Close
Acorn Business Park
SHEFFIELD
S8 0TB

Certificate Reference Number:
0850-0339-3169-5494-3002

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating



Technical information		Benchmarks	
Main heating fuel:	Natural Gas	Buildings similar to this one could have ratings as follows:	
Building environment:	Heating and Mechanical Ventilation	28	If newly built
Total useful floor area (m ²):	355	74	If typical of the existing stock
Building complexity (NOS level):	3		
Building emission rate (kgCO ₂ /m ²):	44.1		

VIEWING ARRANGEMENTS

For further information or to arrange a viewing please contact the sole agents – Mark Jenkinson and son.

Surveyor acting: Charles Duncan

Mobile : 07970 010296

Email : cd@markjenkinson.co.uk

Disclaimer – October 2018

These particulars are believed to be correct, however their accuracy is not guaranteed and they do not form any part of any contract.

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