



DELIGHTFUL FIRST FLOOR OFFICE SUITE

Unit 1, Acorn Business Park, Woodseats Close,
Sheffield, S8 0TB

- First floor offices of approx 1,070 sq ft (99.40 sq m)
- Excellent South West Sheffield location off Abbeydale Road
- Private staff and visitor car parking provided
- Flexible lease terms, by arrangement



TO LET

LOCATION

Acorn Office 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 roads linking Sheffield city centre (3 miles) 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 centrally heated, carpeted throughout. The internal partitioning would readily adjust to any ingoing occupiers own requirements.

ACCOMMODATION

The property briefly comprises the following:-

Description	Area sq ft	Area sq m
First Floor		
Offices	Approx 1070	99.40

LEASE TERMS/OCCUPATIONAL COSTS

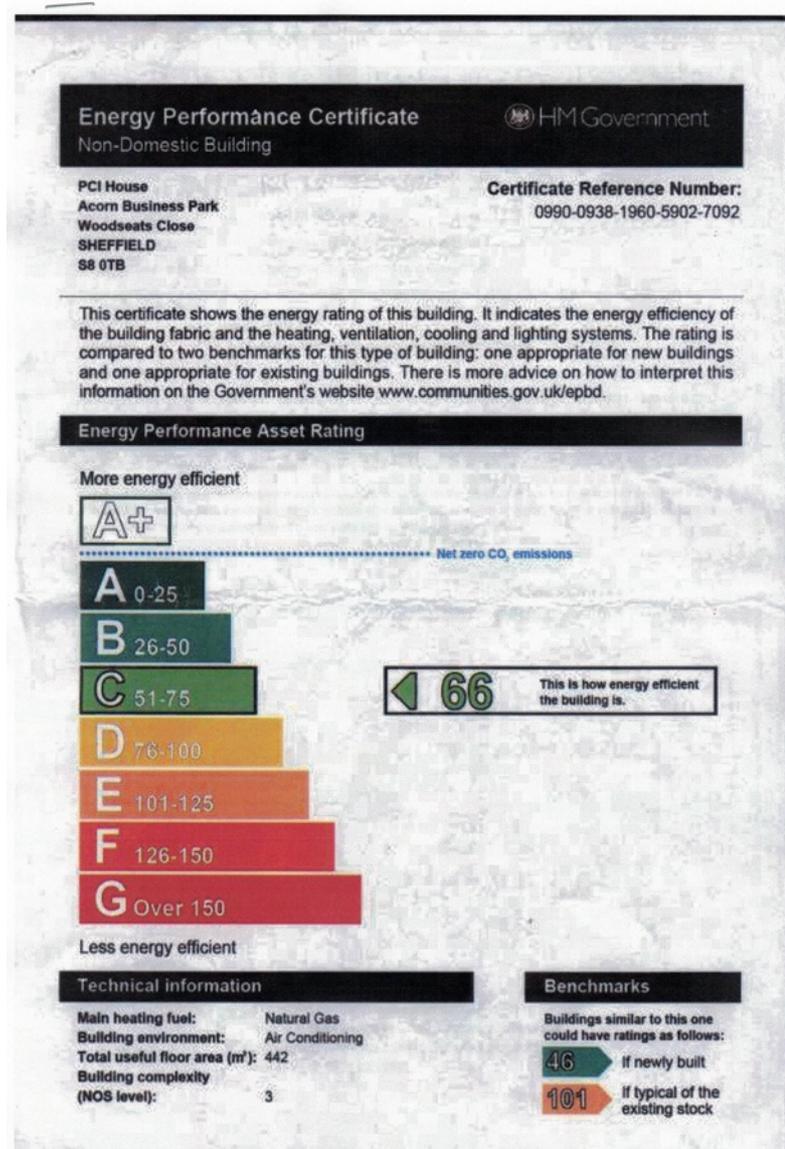
The offices will be made available at an all inclusive figure of - £22,250 per annum plus VAT. These costs include the rent, rates, heating/lighting and all other utilities etc. The lease term is completely flexible, tenants break options and short term occupations acceptable.

LEGAL COSTS

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

VAT

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



VIEWING AND FURTHER INFORMATION:

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