

TO LET



PHOENIX HOUSE, DINNINGTON, SHEFFIELD, SOUTH YORKSHIRE, S25 3RG

- Modern & Flexible Office Space
- Close to Junction 31 of the M1
- NIA: 117.63 Sq M (1,263 Sq ft)
- Large Secure Car Park
- Potential for 100% Rates Relief

Location

The property is situated to the West of Dinnington Town Centre, lying 15 miles to the East of Sheffield and 12 miles South East of Rotherham.

The property benefits from excellent road access, links to the Junction B6463 Todwick Road leading towards the A57 and Junction 31 of the M1 and the B60 Station Road which links Thurcroft and the M18.

Description

Modern open plan first floor office providing the following specification:

- High speed internet connection
- W/C and kitchenette facilities
- Open plan office with air conditioning / heating system
- Lift access
- Large, secure car park
- Lots of natural light
- Potentially suitable for alternative uses STPP

Accommodation

First Floor: 117.63 Sq M (1,263 Sq Ft)
Net internal area.

Tenure

Available on terms to be agreed however a minimum term of 3 years is envisaged.

Incentives may be available subject to status.

Asking Rent

The asking rent is £12,000 per annum exclusive (£1,000 pcm)

Business Rates

Ratable value of £11,750. Please note this is not the rates payable and qualifying tenants may benefit from 100% Small Business Rates Relief.

EPC

C (70)

Services

Mains water, air heating and cooling and electric are connected.

VAT

Price is quoted exclusive but may be subject to VAT.

Anti Money Laundering

The tenant must comply with AML regulations.

Viewings

By appointment with the sole agent.

Contact

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