

# Pennine House, Unit 8, 35A Business Park, Churchill Way, Chapeltown, Sheffield, South Yorkshire S35 2PY

Freehold Office Opportunity

# Lot 8

Vacant



## Tenancy and accommodation

Floor	Use	Floor Areas (Approx)	
Ground	Offices/Reception	438.33 sq m (4,718 sq ft)	Vacant
First	Offices	431.31 sq m (4,643 sq ft)	
<b>Totals</b>		<b>869.64 sq m (9,361 sq ft)</b>	

### Key Details

- Prominently positioned on an established business park
- Totalling 9,361 sq ft
- Car parking for 29 cars
- Asset management opportunities
- Excellent road communications with M1 motorway nearby

### On the Instructions of Joint Administrators

#### Location

Miles: 7 miles north of Sheffield City Centre  
23 miles south of Leeds  
32 miles west of Manchester

Roads: A61, A616, M1

Rail: Chapeltown Railway Station

Air: Robin Hood Doncaster/Sheffield Airport

#### Situation

The property is situated on the established Sheffield 35a Business Park, which lies in the suburb of Chapeltown, 7 miles north of Sheffield City Centre. The property benefits from excellent road communications with the M1 motorway located less than a mile away. Other occupiers on the business park include South Yorkshire Police, B. Braun Medical Limited, TC Harrison JCB, TCH Leasing, Zapp AG and a number of independent occupiers.

#### Description

The property comprises a modern office building with ground floor reception area and office accommodation on ground and first floors. Internally the building provides a mixture of open plan and cellular offices, raised access flooring, comfort cooling, with WC and kitchen facilities on each floor. The property also benefits from car parking for 29 cars and a site area of approximately 0.22 hectares (0.54 acres).

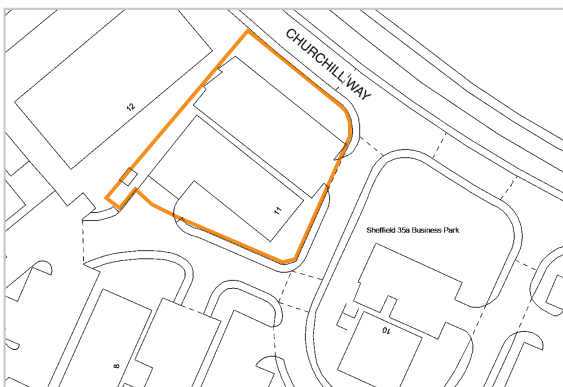
#### Tenure

Freehold.

#### VAT

VAT is applicable to this lot.

#### Six Week Completion



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