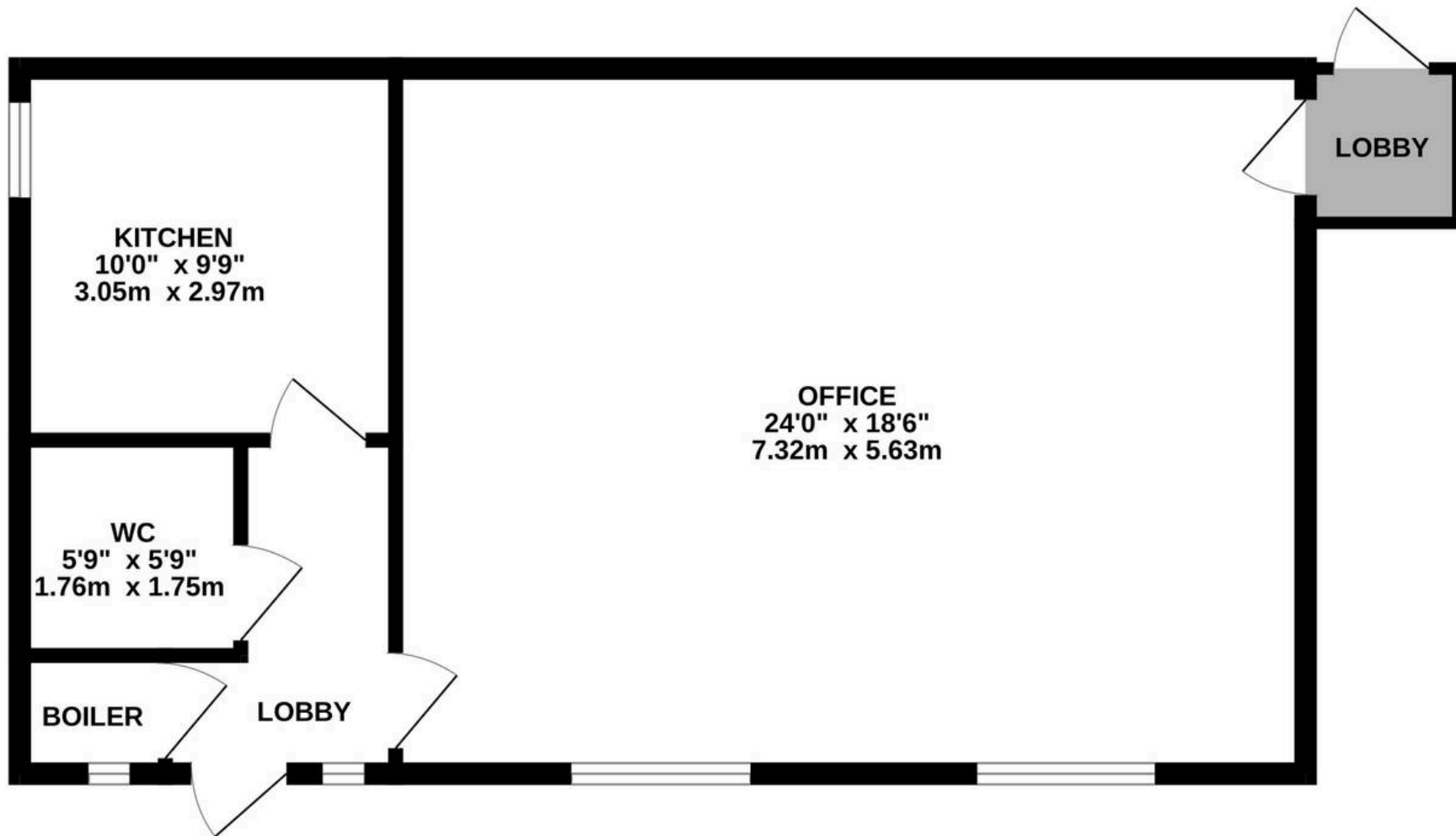




Suite One, Hazlehead Hall Offices, Lee Lane

Millhouse Green, Sheffield, S36 9NN

£725 pcm



SUITE ONE

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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**Suite One, Hazlehead Hall
Offices, Lee Lane,**

Millhouse Green, Sheffield, S36 9NN

**SELF CONTAINED GROUND FLOOR OFFICE
SUITE WITH PARKING SITUATED
BETWEEN HOLMFIRTH & PENISTONE**

Tenure: Leasehold



LOCATION

The offices are located within the grounds of Hazlehead Hall on the edge of Millhouse Green approx. 2.5 miles from Penistone and 6 miles from Holmfirth. The property is accessed off Lee Lane which links with A628 Manchester Road and is approx. 7 miles from J37 of the M1 Motorway.

PROPERTY

The recently converted office suite is located on the ground floor of a mix of commercial buildings. The property benefits from its own private entrance and is self contained. Internally there is a reception area with kitchen, toilet and a separate large open plan office with a good degree of natural light which truly has to be viewed to be appreciated. The property benefits from ample on-site car parking. The office has a net internal area of (540sq ft) (50.26 sq m).

TERMS

The property is available by way of a new lease on flexible terms at a quoting rent of £9,900 per annum exclusive of VAT (£825pcm).

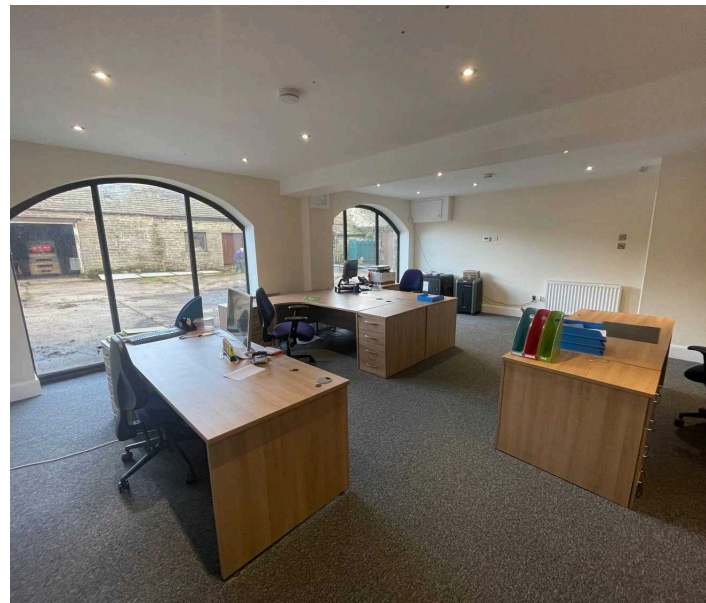
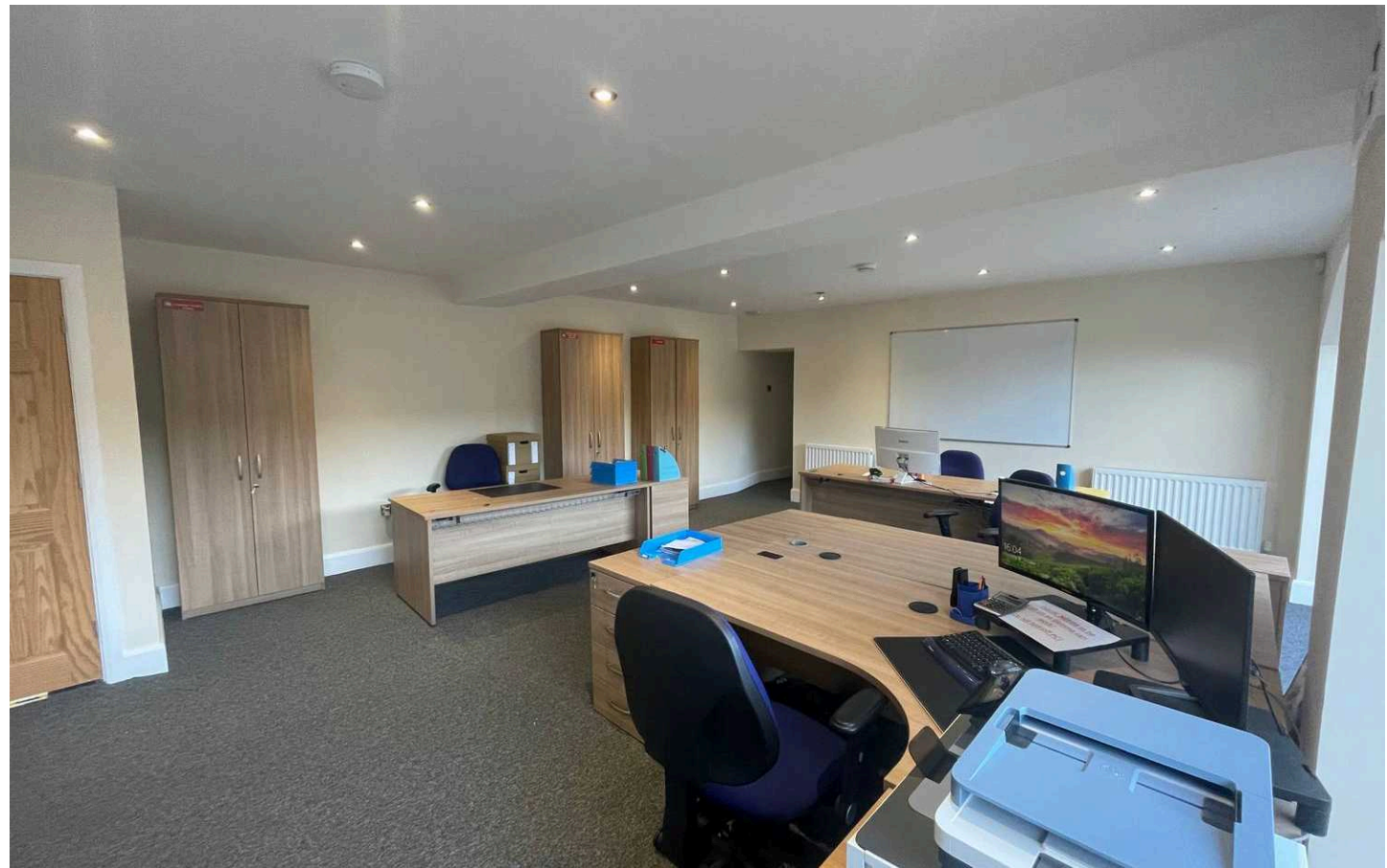
RATEABLE VALUE

The property should qualify for small business relief, interested parties are advised to make their own enquiries with the local authority.

VIEWING

For further information or an appointment to view please contact the Commercial department on 01226 762400 ext 3 or commercial@simonblyth.co.uk

SUBJECT TO CONTRACT





ADDITIONAL INFORMATION

BOUNDARY OWNERSHIP

The boundary ownerships and tenure of the property have not been checked on the title deeds for any discrepancies or rights of way if any (This is a standard statement on all our brochures due to the Property Misdescription's Act)

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FREE VALUATIONS

If you are thinking of a move then take advantage of our FREE valuation service, telephone our nearest office for a prompt and efficient service.

CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

Simon Blyth for themselves and for the vendors or lessors of this property, whose agent they are, have made every effort to ensure the details given have been prepared in accordance with the above act and to the best of our knowledge give a fair and reasonable representation of the property. Please note:

1. There is a six inch measurement tolerance or metric equivalent and the measurements given should not be entirely relied upon and purchasers must make their own measurements if ordering carpets, curtains or other equipment.

2. None of the main services, i.e. gas, water, electricity, drainage or central heating system (if any) have been tested in any way whatsoever. This also includes appliances which are to be left in situ by the vendors.

PURCHASERS MUST SATISFY THEMSELVES AS TO THE CONDITION AND EFFECTIVENESS OF ANY SUCH APPLIANCES OR SERVICES

FLOOR PLANS NOT TO SCALE - FOR IDENTIFICATION PURPOSES ONLY

MAILING LIST

Keep up to date with all our new properties. Let us know your price range, the area and type of home you require by registering on our mailing list.

MORTGAGE ADVICE

Simon Blyth Estate Agents understand that getting appropriate mortgage advice is a crucial part of the home buying process. Finding a suitable mortgage has always been something of a daunting experience which is why we would like to introduce you to our independent mortgage advisors. They provide tailored mortgage solutions through a wealth of experience in the mortgage and property market and offer access to the full unrestricted range of products available.

Our advisors are dedicated to providing ongoing guidance and advice throughout the entire house purchase process keeping you, your estate agent and solicitor involved with continual updates on the progress. Once in your new home they will be available for ongoing support to build a long term relationship for your future mortgage planning. Your home may be repossessed if you do not keep up repayments on your mortgage.

For friendly expert advice on your mortgage requirements, or to discuss the potential of making your ideas a reality then please call in or phone for a chat.

OFFICE OPENING TIME

7 DAYS A WEEK

Monday to Friday - 8.45 to 17:30

Saturday - 9:00 to 14:00

Sunday - 11:00 to 13:00

Details printed 05/11/2024.

PROPERTY VIEWING NOTES -



Simon Blyth Estate Agents

01924 361631

commercial@simonblyth.co.uk

www.simonblyth.co.uk/

Wakefield	Huddersfield	Holmfirth	Kirkburton	Penistone	Sheffield	Barnsley	Pontefract	Leeds	Halifax
01924 361631	01484 651878	01484 689689	01484 603399	01226 762400	01143 216 590	01226 731730	01977 800259	0113 4689331	01422 417000