



SMC
Brownill
Vickers

To Let /
For Sale

Good quality office / business space with ample parking in Dinnington, South Yorkshire

£10,000 per annum plus VAT

Price on application

Unit 4 Clock Court, Campbell Way, Dinnington, S25 3QD

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- Good quality ground floor office suites
- Excellent access to the A57 and Junction 31 of the M1 Motorway to Sheffield, Worksop, Rotherham, Leeds, etc
- Generous parking provision
- Increasingly popular commercial location with growing list of major notable occupiers
- Available to let or for sale



Description

Clock Court is a court yard development comprising a terrace of 10 individual offices of various sizes, set within the attractive landscaped and secure environment. The available office accommodation includes suite 4 and 6 which are of a similar size, and suite 7 which is a larger corner suite. The office specification includes suspended ceilings, CATII lighting, comfort cooling, fitted kitchenettes, perimeter trunking, and on site fibre broadband. The space is mainly open planned, but could be reconfigured to create private offices, meeting rooms, and so on.

There is ample parking dedicated to each office as well visitor parking and off road parking if required.

Location

The property is situated 0.5 miles from Dinnington town centre. The property is located as the final phase of the Bentley Business Park Development located fronting onto Outgang lane, Dinnington. The location is close to roundabout access to Monksbridge Road (B6463), which provides access to nearby towns, A57, and junction 31 of the M1 Motorway via Todwick Road.

The area is an increasingly popular commercial location with notable occupiers including DHL, Screwfix, Johnston Press Sheffield Web, Northern Engineering Sheffield Ltd and many more. There is also a Tesco and Aldi located less than one mile away. The adjacent land is to be developed for a fast-food takeaway restaurant. Other close by facilities include the Monk's Bridge Farm restaurant/pub.

The property provides good connectivity for travel up and down the UK with access to a number of nearby cities and towns within 45 minutes. The property is approximately a 5 minute drive from the M1 motorway junction.

Accommodation

The accommodation comprises the following areas:

Name	sq ft	sq m	Rent	Availability
Unit - 4	971	90.21	£10,000 /annum plus VAT	Available
Unit - 6	975	90.58	£10,000 /annum plus VAT	Sold
Unit - 7	1,813	168.43	£18,000 /annum plus VAT	Sold
Total	3,759	349.22		

Rateable Value

According to the VOA website the respective offices have the following Rateable Value:

- 4 Clock Court: £9,800 Rateable Value
- 6 Clock Court: £9,800 Rateable Value
- 7 Clock Court: £16,250 Rateable Value

Interested parties are advised to make their own enquiries with the local rates office for verification purposes.

Commute / Travel

- Sheffield city centre: 23 minutes (road)
- Rotherham: 15 minutes (road)
- Dinnington town centre: 2 minutes (road), 15 minutes (walking)
- Worksop: 17 minutes (road)
- Doncaster Airport: 24 minutes (road)
- Nottingham: 44 minutes (road)
- London Kings Cross: 1 hour 43 minutes (via Doncaster train station)

Tenure

We are informed the property is held on a freehold basis.

Lease Terms

The offices are available as individual units or alternatively may easily combine to create larger suites to suit tenant requirements. The property is available on a new lease with the tenant responsible for repair, decoration, property insurance premium, rates and utility charges. A period of rent free will be provided depending on the overall lease terms.

Rent

4 Clock Court: £10,000 pa plus VAT

Price

- 4 Clock Court: £125,000 plus VAT
- 6 Clock Court: £125,000 plus VAT - SOLD
- 7 Clock Court: £199,000 plus VAT - SOLD

Viewing Arrangements

If you require any further information or to arrange a viewing please contact either of the joint agents:
SMC Brownill Vickers
Francois Neyerlin
0114 281 2183
francois.neyerlin@smcbrownillvickers.com

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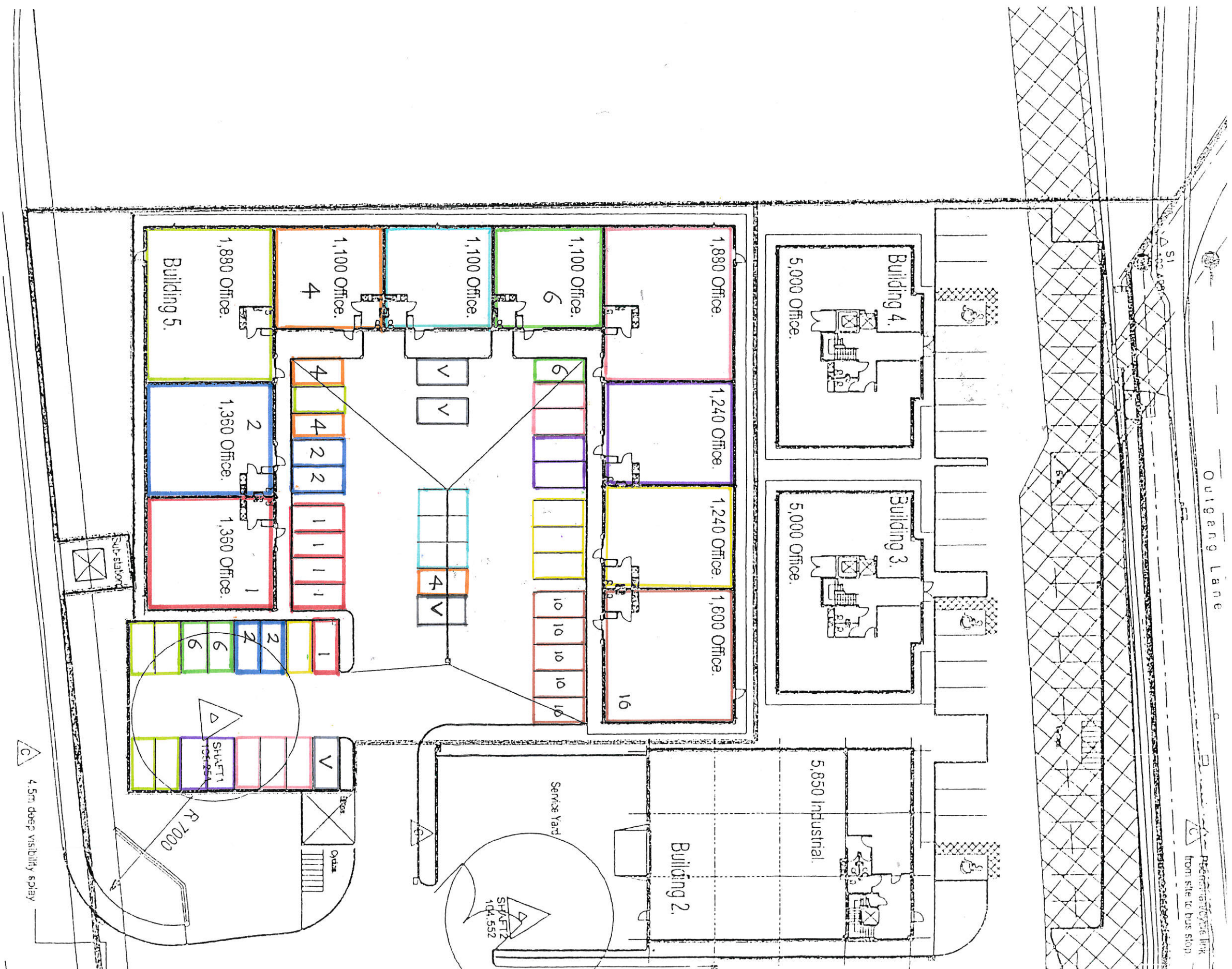
Brown & Co
Paul White
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Energy Performance Certificate

Upon Enquiry

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Project Proposed Development,		
Client New Park Projects Ltd.		
ACCESS / DDA COMPLIANCE CHECK	DATE	
RISK ASSESSMENT CHECK		
VERIFICATION STATUS	VERIFIED BY	DATE
Information	JA	1206