



Modern Grade A Office With Character

3,951 Sq Ft (367.05 Sq M)

- Excellent Location adjacent to Fox Valley Retail Park
- Excellent road links
- Dedicated car parking

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Location

The property is situated in a prominent position at the entrance of the popular Fox Valley Retail Park in the heart of Stocksbridge. This location is highly accessible via car from the A616 bypass, as well as providing an abundance of on site staff amenities. The property is located less than 6 miles from J36 of the M1 and just 9 miles north of Sheffield City Centre.

Description

Fox House has been newly refurbished to provide high quality offices within the heart of the new Fox Valley retail, leisure and business park. The property provides detached 'Grade A' office accommodation over two floors with dedicated parking. The premises benefit from the following facilities/specification:

- > Full access raised floors with carpeting throughout
- > Gas fired central heating & Comfort Cooling
- > High speed fibre optic broadband up to 330mb per second
- > Double glazing
- > Security Alarm System
- > Large Floor to ceiling height
- > Open Plan working environment
- > Internal feature Stairwell
- > Private fitted offices
- > Male/Female/Disabled WC's
- > 12 dedicated parking spaces

Terms

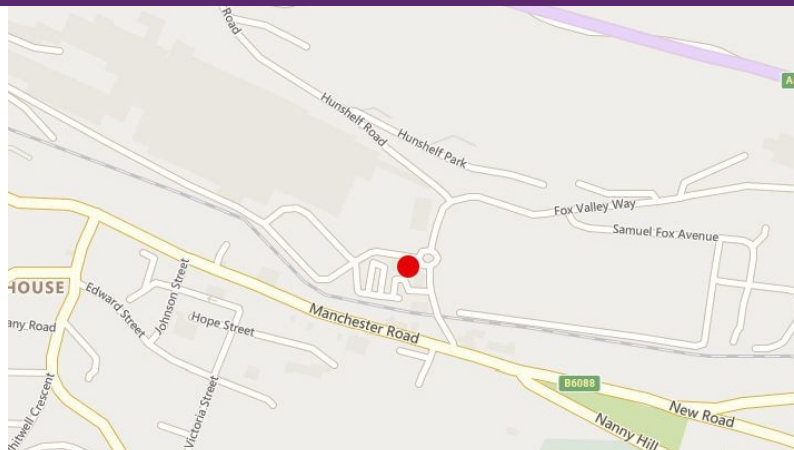
The property is available to rent on new lease terms to be agreed at a quoting rent of £39,500 per annum.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

The property has an EPC rating 'B45'.



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bear their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP
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