



## Refurbished Period Office - To Let Size 2,761 sq ft (256 sq m)

- Converted former church building
- Secure parking
- Basement storage

# Office Space – To Let

## Size 2,761 sq ft (256.45 sq m)

### Location

The property comprises a period former church building which has been refurbished to provide modern office accommodation at ground floor, accessed via steps, with basement level storage. The property is located on Gleadless Road, which is immediately accessed from London Road (A61), which is a main arterial route to and from Sheffield City Centre. The A61 also provides excellent access to Chesterfield to the south and ultimately accesses J29 of the M1. The London Road area provides a number of local staff amenities such as gyms, bars, restaurants and retail stores.

### Description

The ground floor accommodation is mostly open plan with the benefit of separate kitchen/break out area, separate male and female WC's and meeting room. The basement is made up of smaller storage rooms with an open storage area with a roller shutter loading door accessed from a small yard area. The secure yard area provides parking for approximately 8 vehicles. The property benefits from gas central heating, alarm system, perimeter trucking and suspended ceilings.

### Accommodation

We have been provided with Net Internal Area measurements for the site as follows: -

Area	Sq M	Sq Ft
Ground floor office	112.79	1,322
Basement storage	113.66	1,439
<b>Total</b>	<b>256.45</b>	<b>2,761</b>

### Legal Costs

Each party to bear their own legal costs incurred in any transaction.

### VAT

All figures quoted are subject to VAT at the prevailing rate where applicable.

### Terms

The property is available by way of assignment or sub lease. The quoting rent is **£19,000 per annum** exclusive.



### EPC Rating

This is available upon request.

### Further Information

For further information please contact the below.

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### Date of Particulars

November 2019



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