



High Quality Office Accommodation Size 2,396 sq ft (222.59 sq m)

- 2,396 Sq Ft (222.59 Sq m)
- Self contained City centre office accommodation
- Excellent local amenities
- On site car parking

Well Located Office – To Let

Size 2,396 sq ft (222.59 sq m)

Location

The premises are ideally situated within the heart of Sheffield City Centre on Townhead Street, connecting Broad Lane and High Street. The location benefits from excellent access to public transport networks with a number of bus services and supertram services running close by as well as the train station being within close proximity.

Description

The property comprises a modern self contained three storey office building of brick construction set beneath a pitched slate roof. The accommodation occupies a prominent position fronting onto Townhead Street. The office offers predominately open plan suites with the benefit of modern partitioning to provide smaller offices and meeting rooms. Additional parking is also available on a first come, first served basis.

The premises benefit from the following facilities/specification:

- Male and Female WC's
- Carpeting
- Air conditioning cassett units
- Kitchette area
- Suspended ceiling with recessed CATII lighting
- Four on site car parking spaces

Accommodation

The available space has been measured as follows:

Accommodation	Sq ft	Sq M
Ground Floor	794	73.78
First Floor	803	74.57
Second Floor	799	74.24
Total	2,396	222.59

Terms

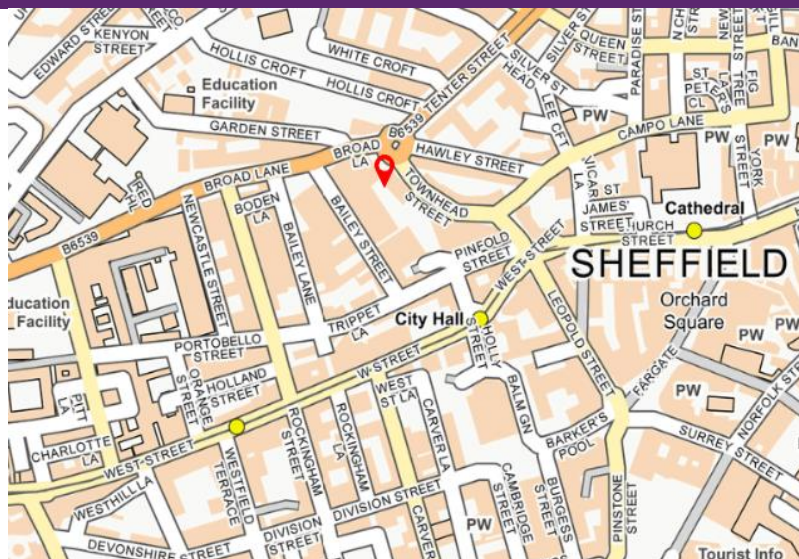
The property is available to let, by way of a new lease on terms to be agreed.

EPC Rating

Available upon request

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.

Further Information

All enquiries through the sole agent CPP.

Rob Darrington

T: 0114 2709163

M: 07506 119 770

E: rob@cpartners.co.uk

Max Pickering

T: 0114 2709165

M: 07835 059 363

E: max@cpartners.co.uk

Date of Particulars

June 2019



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.