



High Quality Office Space Size 1,720 sq ft (159 sq m)

- Whole floor with private kitchen and toilet
- Excellent transport links, close to Sheffield City Centre and the M1 Motorway
- Set within an alternative landscaped environment
- Dedicated on site car parking

High Quality Office Space – To Let

Size 1,720 sq ft (159 sq m)

Location

The first floor of Unit 14 offers spacious, smart, open-plan office space, with windows on three sides. The floor also features a private kitchen and toilet. The office comes with four allocated parking spaces, and there is ample opportunity for additional parking around the perimeter. The unit has separate connections to all the main services, and high speed internet is available from multiple suppliers.

Description

The Park was created by the refurbishment of part of the original steelworks office complex and the subsequent construction of new offices to the rear. The office park comprises 28 individual units set around a landscaped courtyard which provides extensive parking areas for the office occupiers.

The office accommodation benefits from:

- Allocated parking
- Suspended ceilings with recessed lighting
- Kitchen area
- Self-contained, own front door
- 5 dedicated spaces + on street available

Accommodation

The property provides the following net internal floor area:

| Description | Sq Ft | Sq M |
|-------------|-------|--------|
| Unit 14 | 1,720 | 159.70 |

Terms

The property is available, on new lease 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:

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Date of Particulars

October 2020



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