



Refurbished self-contained office Size 1,560 sq ft (144.9 sq m)

- Refurbished self-contained office accommodation
- 2 sperate offices with private kitchen and WC
- 24 hour on site security

Refurbished self-contained office

Size 1,560 sq ft (144.9 sq m)

Location

Solpro Business Park is situated within the Lower Don Valley on Windsor Street and is accessed from Attercliffe Road which is one of two main arterial routes of the A6178 and A6109. The site is approximately 2 ½ miles from the city centre and 2 miles from J34 of the M1.

Description

The subject suite within Solpro Business Park provides a self-contained refurbished office with two separate office spaces and private kitchen and WC facilities. The site benefits from 24 hour security.

The office benefits from the following:

- LED Lighting
- Suspended ceilings
- Separate WC's
- Kitchen facility
- 3 car parking spaces
- 24 hour on site security

Accommodation

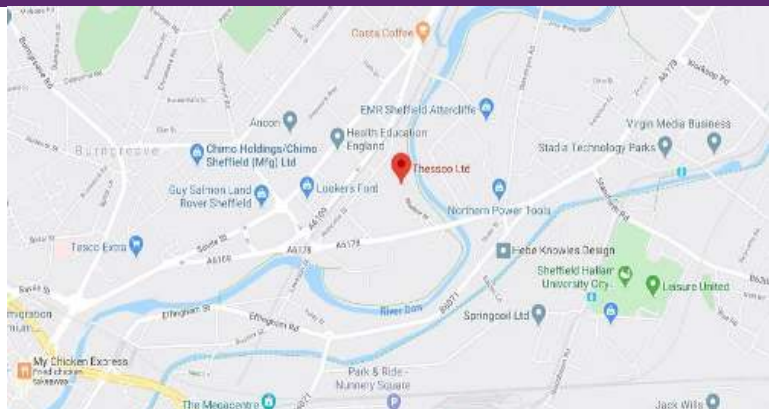
Description	SQ M	SQ FT
Large Office	72.8	784
Small Office	16.5	178
Amenities	55.6	598
Total	144.9 Sq m	1,560 sq ft

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 premises are available to let by way of a new lease on terms to be agreed. Quoting rent is **£12,000 per annum** exclusive. The rent is inclusive of service charge, heating, business rates and water.

EPC Rating

This is available upon request.

Further Information

For further information please contact the sole agents CPP
Max Pickering
T: 0114 270 9165
M: 07835 059 363
E: max@cpartners.co.uk

Date of Particulars

June 2020



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