



Detached Office Opportunity Size 9,136 sq ft (848.7 sq m)

- Modern, detached office accommodation
- Excellent nearby staff amenities
- Substantial private car park

Detached Office Opportunity

Size 9,136 sq ft (848.7 sq m)

Location

Chesterfield Road is one of the main arterial routes from Sheffield City Centre, out towards the South Western suburbs of the city. The subject property is within the Woodseats area of Sheffield, situated behind the main retail pitch, which provides excellent close by staff amenities and public transport links.

Description

The property comprises a two storey office, built early 2000's benefitting from a substantial car parking area. The property is accessed via a central entrance lobby, leading into a reception, stair core and toilet areas. The offices are predominantly open plan, with a small element of meeting rooms at both levels.

The office suites benefit from:

- Perimeter trunking
- Air conditioning
- Suspended ceilings
- Catt II lighting
- Male, female and disabled WC's

Accommodation

The property has a Net Internal Area of 9,136 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.

Rateable Value

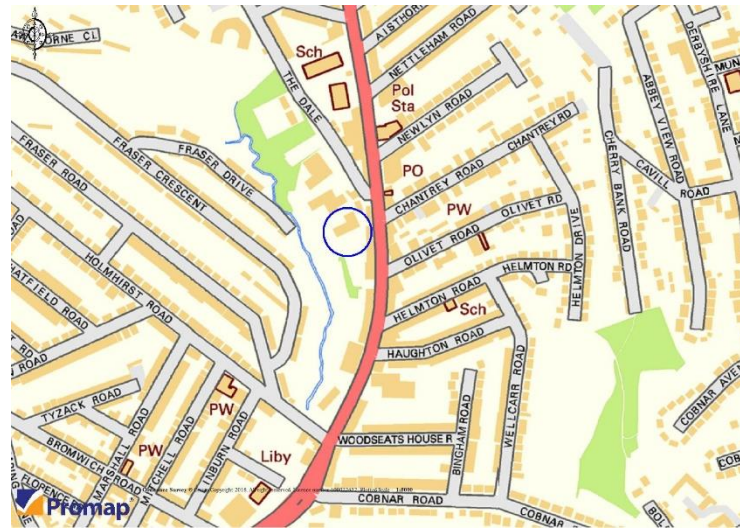
The property has a rateable value of £68,000.

Terms

The property is available to let by way of a new lease on terms to be agreed, at a quoting rent of £95,000pa.

EPC Rating

This property has an EPC rating of "83 D".



Further Information

For further information please contact the sole agents CPP:

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Date of Particulars

April 2021



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