



Last Office Suite Remaining 4,200 Sq Ft (390.18 Sq M)

- Grade A open plan office suite
- Good car parking ratio
- Well located between Meadowhall and the city centre

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4,200 Sq Ft (390.18 Sq M)

Location

Distington House occupies a prominent position in the heart of the Don Valley. It has excellent frontage on to Brightside Lane (A6109) and is within convenient reach of the city centre and the M1 Motorway.

Numerous bus routes run directly outside the property, along Brightside Lane / Savile Street East provided excellent public transport links.

There is also an array of amenities right on the doorstep, including Costa Coffee, Lillys Bakery, several restaurants, a cinema and a bowling alley at the Valley Centertainment or sports facilities at Ice Sheffield.

Description

The subject suite forms part of the First floor, of this 3 storey, Grade-A office building.

The office suite benefits from:

- > Air Conditioning
- > Raised access floors
- > Plastered and painted walls
- > DDA compliant
- > Fully fitted meeting rooms
- > Passenger lift
- > Suspended ceilings
- > Secure cycle parking
- > On-site parking
- > Staff Showers on every floor

Accommodation

DESCRIPTION	SQ FT	SQ M
First Floor East	4,200	390.18
TOTAL	4,200 SQ FT	390.18 SQ M

Terms

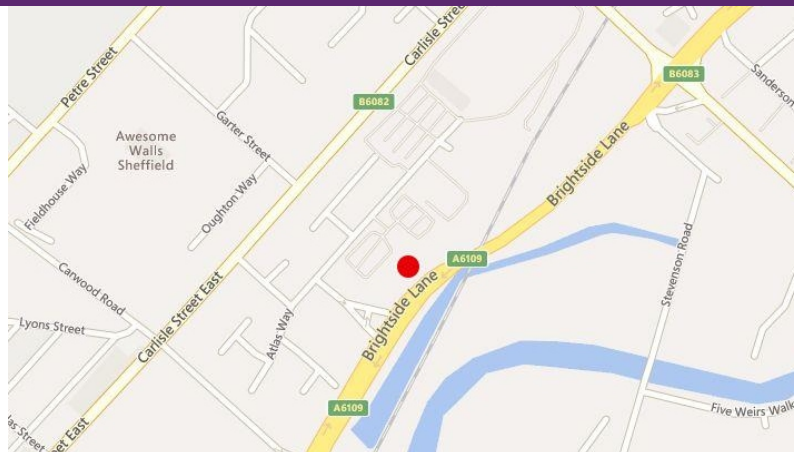
The office suite is available on new lease terms to be agreed.

VAT

All figures are quoted exclusive of VAT at the prevailing rate.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP:

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