



## Modern, Self Contained Office 4,341 Sq Ft (403.28 Sq M)

- Direct access to J34 of the M1
- Ideal for an owner occupier
- Excellent nearby staff facilities and transport links

# Modern, Self Contained Office

## 4,341 Sq Ft (403.28 Sq M)

### Location

P1 is located within the popular and established Sheffield Business Park which is considered the premier business park location in the region. The property provides access to both Sheffield centre and J33 of the M1 motorway approximately 1 and 3 miles respectively.

A regular shuttle bus links Sheffield Business Park to Sheffield and Rotherham city centres, Meadowhall Shopping Centre and the Supertram.

### Description

The property comprises a modern self contained office unit and associated parking, still with the previous occupiers fit out in place. The two storey unit is available along with the associated parking bays.

The property benefits from the following:-

- Open plan office areas
- Kitchen facilities
- Solar tinted double glazing
- Gas central heating
- 15 Car parking spaces
- Male, female and disabled WC's

### Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	2,201	204.47
First Floor	2,140	198.81
<b>TOTAL</b>	<b>4,341 SQ FT</b>	<b>403.28 SQ M</b>

### Terms

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

### VAT

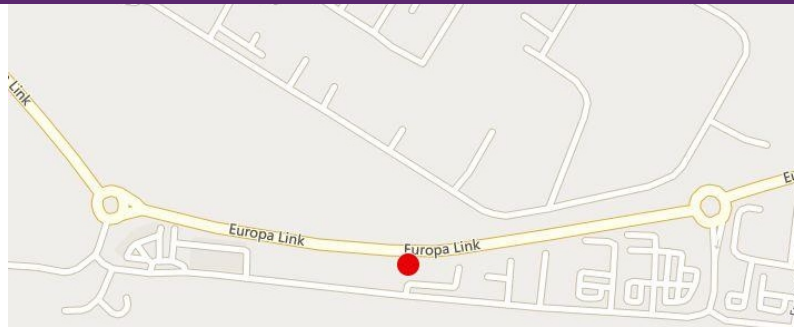
All figures are quoted exclusive of VAT at the prevailing rate.

### Rateable Value

The property has a current Rateable Value of £36,750.

### 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 bear their own legal costs incurred in any transaction

### Further Information

For further information please contact the sole agents CPP

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