



Highly Quality, Prominent Office 2,507 Sq Ft (232.9 Sq M)

- Excellent transport links
- Excellent car parking
- Recently refurbished to provide modern, flexible accommodation

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Location

Arena Court is located within the prime commercial area of Sheffield's Lower Don Valley approximately 2 miles to the north east of the city centre and approximately one mile to the south west of Junction 34 of the M1 and Meadowhall Shopping Centre.

Description

The property comprises the first floor of a two storey, detached office unit of traditional appearance with brick elevations and pitched tiled roof.

The property benefits from the following:-

- > Being fully refurbished
- > Central heating
- > Male/female WC's
- > Perimeter trunking
- > Kitchen and break out area
- > Double glazing
- > 10 car parking space

Accommodation

DESCRIPTION	SQ FT	SQ M
First Floor	2,507	232.9
TOTAL	2,507 SQ FT	232.9 SQ M

Terms

The property is available on new lease terms to be agreed.

VAT

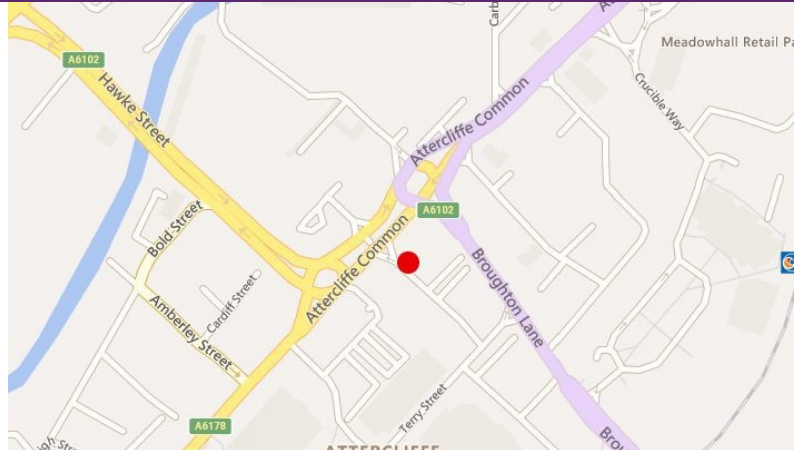
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

The suite has a current rateable value of £28,500.

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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September 2023



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