



Modern Detached Office Building 4,231 Sq Ft (393.06 Sq M)

- Detached 2 storey office
- 18 car parking spaces
- LED Lighting

Modern Detached Office Building

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Location

The subject property is located on Shepcote Lane, adjacent to the new warehouse development CORE Sheffield. The property is ideally located within close distance of the Motorway network, via J33 and 34 M1, and circa 5 miles East of Sheffield City Centre. The property is in close proximity to staff amenities and welfare, such as Valley Centretainment and Meadowhall.

The property is accessed via a shared private road, leading from Shepcote Lane, shared with similar office users. The property benefits from good public transport links via bus routes on Shepcote Lane and the Carbrook tram stop within close walking distance.

Description

The subject property comprises a two storey detached modern office building, with associated car parking. The property benefits from brick work and steel profile clad elevations, surmounted by a steel profiled clad moon pitched roof.

The property benefits from the following specification:

- 18 car parking spaces
- LED lighting
- Carpet tiles floors
- male and female WCs
- Kitchen facilities on each floor
- Ground floor reception area
- Double glazed sealed window units
- Ceiling grid

Accommodation

DESCRIPTION	SQ FT	SQ M
Ground floor	2,007	186.45
First floor	2,224	206.61
TOTAL	4,231 SQ FT	393.06 SQ M

Terms

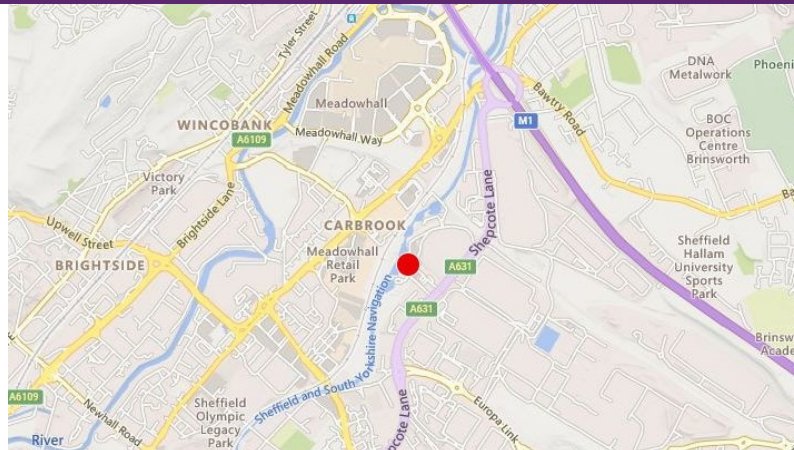
The property is available to purchase on a freehold basis.

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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