



High Quality Office Space

1,570 - 6,933 Sq Ft (145.85 - 644.08 Sq M)

- Open Plan Office Suites
- Fully Air Conditioned
- Onsite Car Parking

High Quality Office Space

1,570 - 6,933 Sq Ft (145.85 - 644.08 Sq M)

Location

The site is situated fronting Blackburn Road which is immediately off Junction 34 North of the M1 Motorway, Rotherham, close to the border of Sheffield. Blackburn Road runs parallel to the M1 leading to the Shiregreen and Ecclesfield suburbs of North Sheffield.

The surrounding location is a major commercial district within the Don Valley, with Meadowhall Shopping Centre situated within 0.5 miles south of the subject property and numerous industrial, logistic and office occupiers along the Sheffield and Rotherham corridor.

Description

The property comprises a 2-storey office with accommodation across ground and first floor. Access to the building is via a double height fully glazed reception area. The office benefits from the following specification:

- > LED lighting
- > Air conditioning
- > Passenger lift
- > Kitchen facility on each floor
- > 18 Car parking spaces

Accommodation

DESCRIPTION	SQ FT	SQ M
GF LHS	1,900	176.51
GF RHS	1,574	146.22
FF LSH	1,889	175.49
FF RHS	1,570	145.85
TOTAL	6,933 SQ FT	644.08 SQ M

Terms

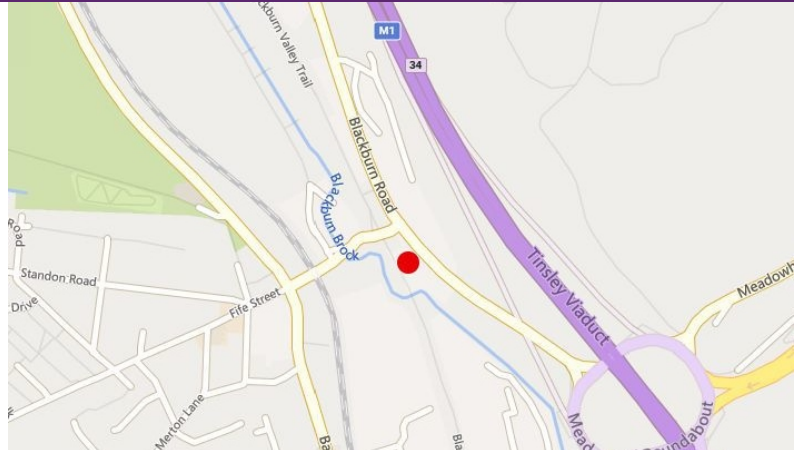
The suites are available either separately or as a whole by way of a new lease on terms to be agreed.

VAT

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

EPC Rating

The property has an EPC Rating of B.



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
Chloé Bennett Rob Darrington MRICS
T: 0114 2738857 T: 0114 270 9163
M: 07794 449746 M: 07506 119 770
E: chloe@cpartners.co.uk E: rob@cpartners.co.uk

March 2024



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.