



COMMERCIAL PROPERTY PARTNERS

Unit 14, 800 Brightside Lane
Sheffield
S9 2RX



Modern Ground Floor Office 1,310 - 1,718 Sq Ft (121.7 - 159.6 Sq M)

- Well located close to Meadowhall
- 7 car parking spaces, additional 4 spaces available on request
- Separate meeting room and storage area

Modern Ground Floor Office

1,310 - 1,718 Sq Ft (121.7 - 159.6 Sq M)

Location

The subject property is situated within Jessops Riverside a modern business park accessed off Brightside Lane (A6109) approximately 3.5 miles north east of Sheffield City Centre. Brightside Lane provides direct access to both Sheffield city centre and J34 of the M1 motorway.

Jessops Riverside is home to a number of national and regional occupiers including: British Red Cross, Sumo Digital, The Sheffield Engineering Centre and Firth Rixson. Nearby facilities include the Meadowhall Shopping Centre, Sheffield Arena, Centertainment and Meadowhall Retail Park. Sheffield Supertram and Meadowhall Bus & Tram Interchange are only a short walk away.

Description

The subject property comprises a two storey office building. The property benefits from brick work and glazed elevations.

The property is situated at the end of terrace of similar units with car parking to the front and side of the property. Internally the property features a small entrance lobby area leading to a ground floor and first floor office areas. The ground floor is an open plan office with internal partitions and meeting rooms. The first floor is split in to three separate rooms, one being a shared meeting room, a storage room and a separate office which is let to another occupier. The property benefits from 7 car parking spaces, with a further 4 available by separate negotiation.

Accommodation

We have measured the property to have the following floor areas:

DESCRIPTION	SQ FT	SQ M
Ground Floor Office	1,310	121.7
First Floor Meeting Room	234	21.74
First Floor Storage Room	174	16.16
TOTAL	1,718 SQ FT	159.6 SQ M

Terms

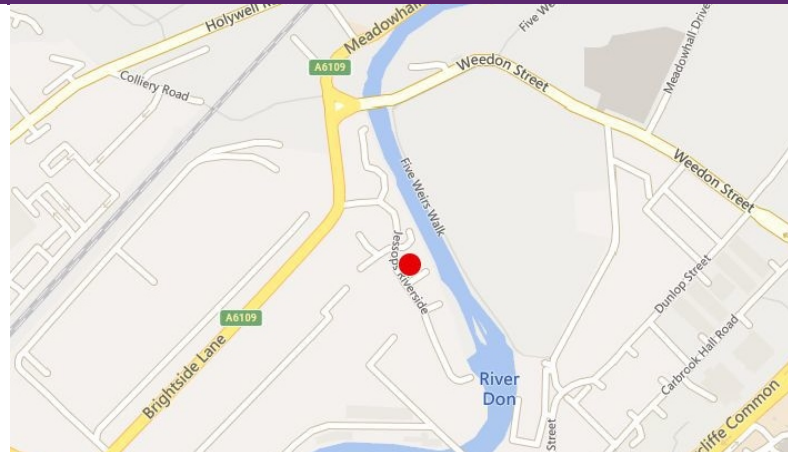
The property is available to lease by way of new lease terms to be agreed. Quoting £11 psf.

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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