



330 - 2,480 Sq Ft (30.66 - 230.39 Sq M)

- Excellent quality offices in prominent location
- Flexible suite sizes available
- Car parking in courtyard + additional parking close by

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## Description

Building 3 comprises a 3-storey detached office situated in the heart of the Don Valley commercial district. This location benefits from excellent public transport links, being adjacent to numerous bus routes and Sheffield Supertram as well as direct road access between Sheffield City Centre and Junction 34 of the M1.

There are numerous staff amenities close by including hotels, restaurants, fast food outlets and banks/cashpoints around the corner.

The office is fitted to a high specification including:

- > Air conditioning
- > Full raised access floor
- > DDA Compliant
- > Modern reception area
- > Suspended ceilings
- > On site car parking

Each floor comprises 3,050 sq ft and can subdivide to create suites from 1,200 sq ft.

## Accommodation

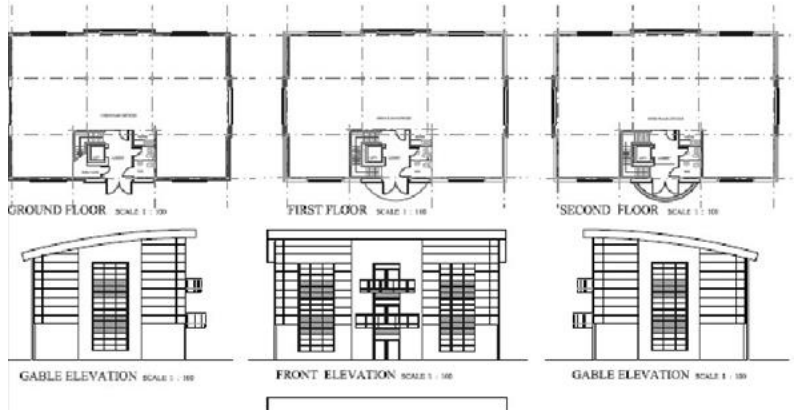
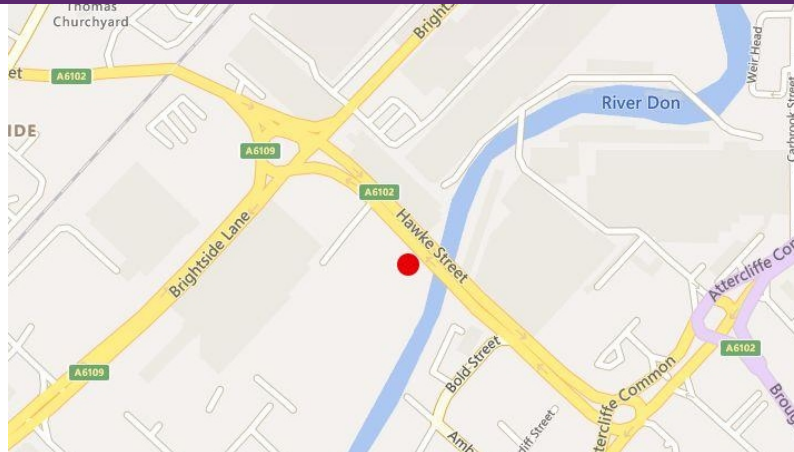
DESCRIPTION	SQ FT	SQ M
GF Suite 6	350	32.52
GF Suite 7	330	30.66
Level 2	1,800	167.22
<b>TOTAL</b>	<b>2,480 SQ FT</b>	<b>230.39 SQ M</b>

## 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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