



AT THE **HEART** OF THE DON VALLEY

ATLAS HOUSE

Attercliffe Road, Sheffield

FOR SALE OR TO LET
FLOOR BY FLOOR
FREEHOLD SALE OF WHOLE CONSIDERED

A Striking 38,500 sq.ft. Office Building
with Extensive Dedicated Car Parking





ATLAS HOUSE IS A STRIKING HEADQUARTERS OFFICE BUILDING SET WITHIN A SITE AREA OF APPROX. 1.97 ACRES WITH THE ACCOMMODATION LOCATED OVER FIVE FLOORS. THE BUILDING IS APPROACHED FROM A LOFTY AND IMPRESSIVE ENTRANCE LOBBY WITH THE UPPER FLOORS ACCESSED VIA 3 LIFTS.



SPECIFICATION

- Flexible Open Plan Floor Plates
- Impressive new feature entrance lobbies/reception area
- Full Raised Access Floors throughout
- Full Air Conditioning throughout
- New Solar Tinted Double glazing throughout
- New Suspended ceilings incorporating LG3 compatible lighting
- New Passenger Lifts throughout
- Fully carpeted throughout
- Male, female and Disabled W.C. facilities
- Fully DDA compliant building specification

LOCATION

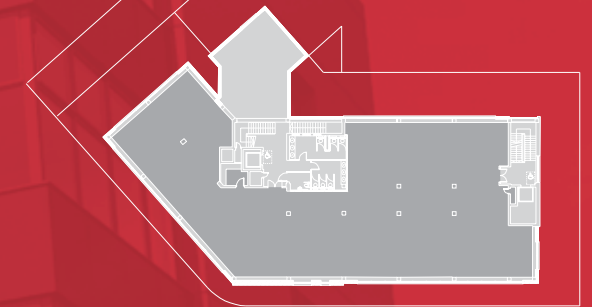
This prominent well known landmark building is located fronting onto Attercliffe Road at it's junction with Lovell Street in the heart of Sheffield's revitalised Lower Don Valley.

The Don Valley has become one of the premier business locations in Sheffield lying equidistant between the City centre which lies 1.5 miles to the South and The M1 Motorway junction 34, which boasts the tremendously successful Meadowhall Regional shopping centre.

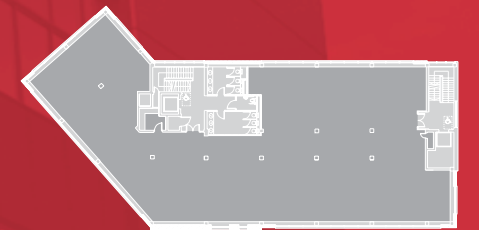
Major employers with substantial office buildings in the valley include The Abbey, South Yorkshire Police, Freeman's, Insight Europe, Barclays and Standard Life etc.



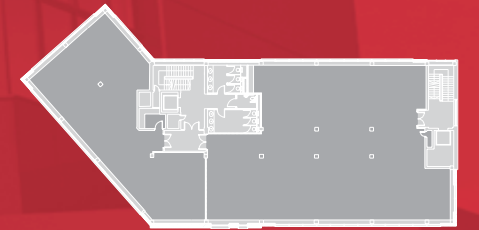
Ground Floor
5770 + 5177 Sq.Ft (10,947 Sq.M)



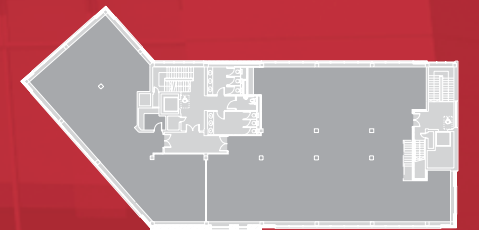
First Floor
6168 Sq.Ft (573.02 Sq.M)



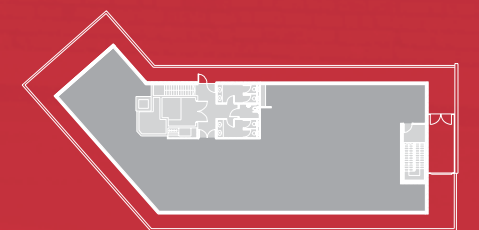
Second Floor
6243 Sq.Ft (596.72 Sq.M)



Third Floor
2142 + 4047 Sq.Ft (574.98 Sq.M)



Fourth Floor
2142 + 3897 Sq.Ft (561.04 Sq.M)



Fifth Floor
2874 Sq.Ft (267 Sq.M)

ACCOMMODATION

The building comprises the following approximate floor areas:

	SQ.FT	TOTALS
Ground Floor	5770 + 5177*	10,947
First	6168	6,168
Second	6243	6,243
Third	2142 + 4047	6,189
Fourth	2142 + 3897	6,039
Fifth	2874	2,874
		38,460

* Includes mezzanine



RATING

To be assessed post refurbishment works.

LEASE

The offices are available as a whole or on a floor by floor basis on a new Lease, the length of which is negotiable. Any Lease will be drawn on standard FRI terms and incorporate 5 yearly rent reviews. Rental details on application.

Misrepresentation Act. These particulars shall not form any part of any offer or contract, and no guarantee is given to the condition of the property or the accuracy of its description. A prospective tenant or purchaser is not to rely upon any representation made in the particulars and must satisfy himself as to their accuracy by his own investigation before entering into any contract. No liability is accepted by Campbell & Co, Commercial Property Partners and Vendor for any losses (however arising) directly or indirectly where reliance is placed on the contents of these particulars by any intending tenant/purchaser. May 2014.

SALE PRICE/TENURE

The Freehold interest may be available for sale with vacant possession. Details on sale price are available from the agents.

VIEWING

Is by prior appointment via the sole retained agents.

