



COMMERCIAL PROPERTY PARTNERS

**To Let**

1 East Parade, East Parade  
Sheffield  
S1 2ET



## Small Office Suite available on Flexible Terms 970 Sq Ft (90.11 Sq M)

- Modern office suite within a Listed Building
- Fully fitted option available
- No need for long term lease commitment

# Small Office Suite available on Flexible Terms

## 970 Sq Ft (90.11 Sq M)

### Location

1 East Parade is located in the Cathedral Quarter in the heart of Sheffield City Centre. This location benefits from unrivalled access to staff amenities as well as excellent public transport links with Sheffield Super Tram and numerous bus routes running directly outside the building.

### Description

1 East Parade is a very attractive, Grade II Listed Building situated in the heart of Cathedral Quarter of the city centre.

This location has unrivalled public transport links, being adjacent to the Cathedral Supertram Stop as well as having numerous bus routes running directly outside on High Street.

The subject suite is located on the third floor and is accessed from the main reception area via the lift or stairs. The office benefits from the following:

- > Fully fitted small office suite
- > Meeting room
- > Fully fitted shared kitchen area
- > Attractive views overlooking Sheffield Cathedral
- > Showers
- > Male, female and disabled WC's
- > Lift access from reception

The rent will be an inclusive rent to include:

- Rent
- Service Charge
- Utilities

### Accommodation

DESCRIPTION	SQ FT	SQ M
3F Suite B	970	90.11
<b>TOTAL</b>	<b>970 SQ FT</b>	<b>90.11 SQ M</b>

### Terms

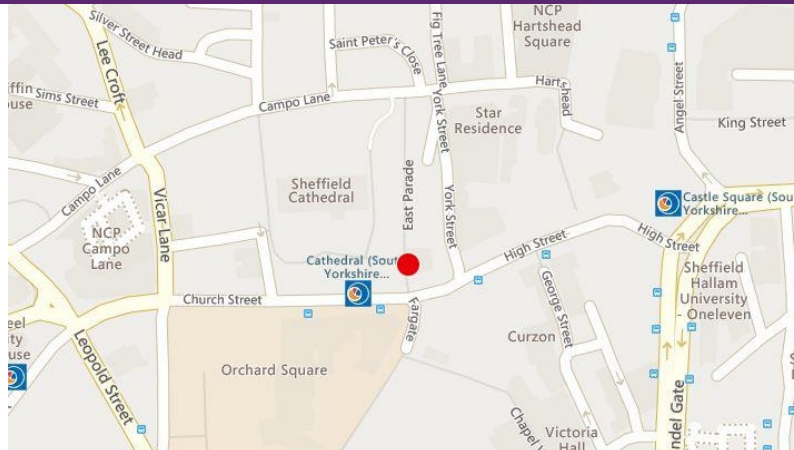
The subject suite is available on flexible terms, either by way of a licence or by way of a sub-lease, at a quoting rent of £25,000 per annum. This is inclusive of rent, service charge, utilities and use of the shared kitchen area, but excludes potential business rates, telecoms and internet.

### 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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