



COMMERCIAL PROPERTY PARTNERS

To Let
Wards Exchange, Ecclesall Road
Sheffield
S11 8HW



Prime Office in Sought After Location 2,325 - 22,475 Sq Ft (215.99 - 2,087.93 Sq M)

- Well located office development
- High quality specification throughout
- On site car parking
- Close to various popular amenities

Prime Office in Sought After Location

2,325 - 22,475 Sq Ft (215.99 - 2,087.93 Sq M)

Location

The property is situated on Ecclesall Road, close to Sheffield's inner ring road. Ecclesall Road is a prime arterial route linking the city centre to the South Western Suburbs and then out to the Peak District National Park. Ecclesall Road has a vibrant mix of commercial, retail and leisure occupiers. The location is also well serviced via public transport links with numerous bus routes running very regular directly outside the property.

Description

Wards Exchange is a Grade A office comprising 31,250 sq ft, over 6 floors.

It is situated on the popular Ecclesall Road, close to Sheffield's inner ring road, providing excellent access to both the City Centre and to the South Western locations.

The office is built to a high standard and each suite benefits from the following specification:

- > Full raised access floor
- > VRV Air Conditioning
- > Passenger Lift
- > LED lighting
- > Solar tinted double glazing
- > On site, basement car parking
- > Shower facility
- > Male, female & disabled WC facilities on each floor

Accommodation

The following office suites are available:

Accommodation

DESCRIPTION	SQ FT	SQ M
Level 1	5,550	515.6
Level 2 South	2,325	215.99
Level 2 North	3,225	299.6
Level 4 South	2,325	215.99
Level 5	5,550	515.6
Level 6	3,500	325.15
TOTAL	22,475 SQ FT	2,087.93 SQ M

Terms

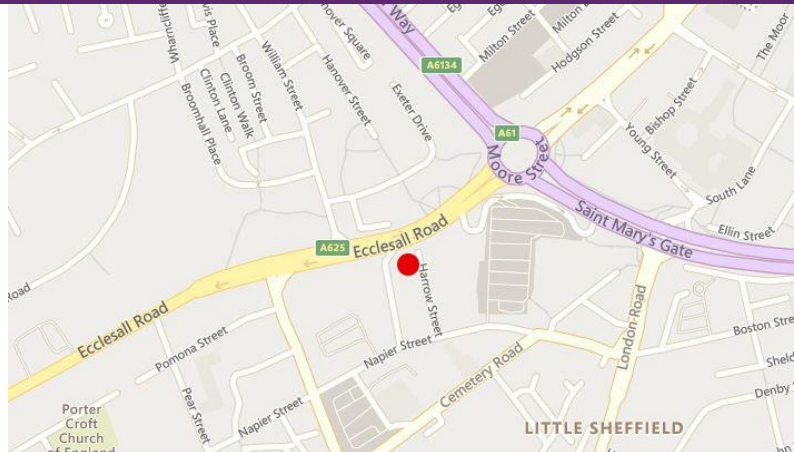
Each suite is available to rent on new lease terms to be agreed.

VAT

All figures are quoted exclusiv



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.



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

Rob Darrington MRICS

T: 0114 270 9163

M: 07506 119 770

E: rob@cppartners.co.uk

Chloé Bennett

T: 0114 2738857

M: 07794 449746

E: chloe@cppartners.co.uk

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