



Refurbished Modern Office Space 3,432 Sq Ft (318.83 Sq M)

- Exceptional On Site Car Parking
- Fully Air Conditioned
- Excellent Road Links

Refurbished Modern Office Space

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Location

The subject premises are situated on Kettlebridge Road, immediately off Parkway Avenue and Sheffield Parkway, which is the main arterial route from Sheffield City Centre, out to J33 of the M1 Motorway.

Sheffield City Centre is located 2 miles to the East. Junction 33 of the M1 is within 5 miles to the West. Meadowhall is located 3 miles to the North.

Description

These ground floor offices offer a good quality working environment at amazing value with unrivalled car parking!

The property comprises a modern office building, situated within a private multi-tenanted estate. The property has accommodation over three levels and is accessed via a shared reception area.

The property has recently undergone a substantial refurbishment and includes:

- Air conditioning
- Open Plan working environments
- Perimeter trunking
- Modern toilet facilities on all floors
- Staff showers
- Solar tinted double glazing
- Intruder and Fire alarm
- 24 hour on site security

Terms

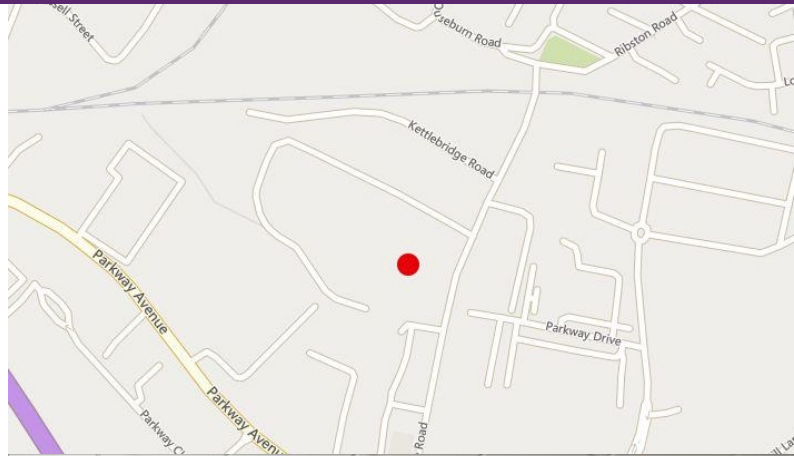
The property is available to rent by way of a new lease on terms to be agreed. Quoting rent is £8.50 psf.

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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