



High Quality, Fully Fitted Office Suite 3,742 Sq Ft (347.63 Sq M)

- Ready for immediate occupation
- Excellent transport links
- Excellent close by amenities

High Quality, Fully Fitted Office Suite

3,742 Sq Ft (347.63 Sq M)

Location

Meadowhall Business Park is located in the heart of the Don Valley at Carbrook, benefitting from excellent main road prominence, public transport links and close by staff amenities.

Meadowhall Retail Park is located directly opposite. Meadowhall Shopping Centre is located within 0.5 miles to the north. Sheffield City Centre is located within 5 miles to the south whilst Junction 35 of the M1 is also located within 1 mile to the North.

Description

The subject suite is within Meadowhall Business Park, which is a popular office campus of 72,000 sq ft across 5 office buildings.

The office is modern office suite and is fully fitted, benefitting from:

- > Comfort cooling
- > Raised Access Floor
- > LED Lighting
- > Fully fitted kitchen and breakout area
- > Meeting room
- > Private office
- > Server room
- > Male, female and disabled WC
- > Shower facility

Accommodation

DESCRIPTION	SQ FT	SQ M
First Floor	3,742	347.63
TOTAL	3,742 SQ FT	347.63 SQ M

Terms

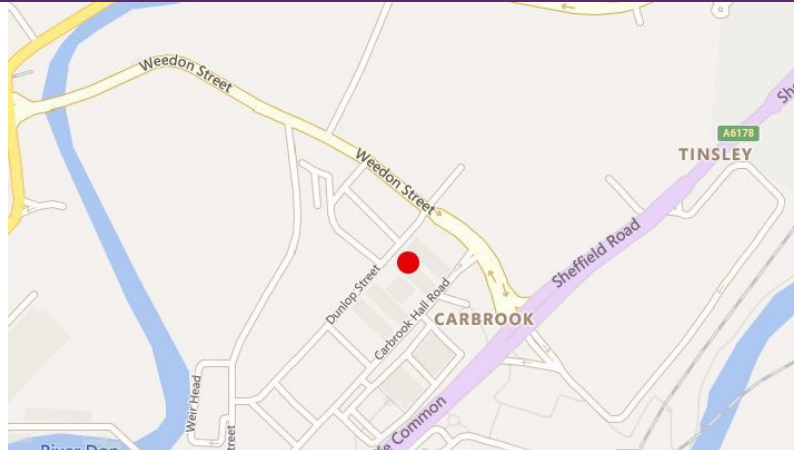
The office suite is available on new lease terms to be agreed.

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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