



Self contained First Floor Office 1,639 Sq Ft (152.26 Sq M)

- 24 hour on site security
- All inclusive rent
- Refurbished Office Suites

Self contained First Floor Office

1,639 Sq Ft (152.26 Sq M)

Location

Solpro Business Park is situated within the Lower Don Valley on Windsor Street and is accessed from Attercliffe Road which is one of two main arterial routes of the A6178 and A6109. The site is approximately 2 ½ miles from the city centre and 2 miles from J34 of the M1.

Description

The subject suite within Solpro Business Park is located on the first floor and provides a self-contained refurbished office with private kitchen and WC facilities. The site benefits from 24 hour security.

The office benefits from the following:

- > LED Lighting
- > Suspended ceilings
- > Separate WC's
- > Kitchen facility
- > 3 car parking spaces
- > Air conditioning
- > 24 hour on site patrolled security
- > Use of communal reception

Accommodation

DESCRIPTION	SQ FT	SQ M
First Floor Office	1,639	152.26
TOTAL	1,639 SQ FT	152.26 SQ M

Terms

The office is available by way of a new lease on terms to be agreed. The rent is fully inclusive of rent, rates, utilities and service charge. The rent does not include, IT and telecomms.

VAT

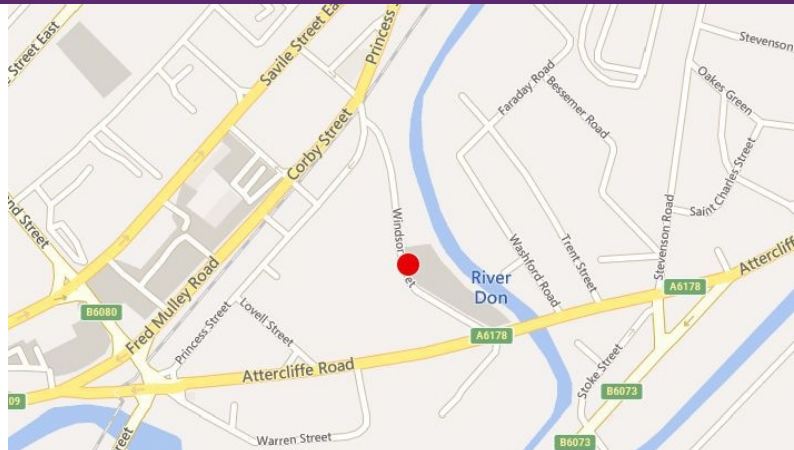
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

Rates are included within the rent.

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

Mr Max Pickering MRICS

T: 0114 2738857

M: 07835 059363

E: max@cpartners.co.uk

Chloé Bennett

T: 0114 2738857

M: 07794 449746

E: chloe@cpartners.co.uk

June 2023



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.