



COMMERCIAL PROPERTY PARTNERS

To Let
IDB House, Savile Street East
Sheffield
S4 7UQ



Prominent Detached Office Building 100 - 1,500 Sq Ft (9.29 - 139.35 Sq M)

- Very prominent location
- Dedicated private car parking area
- Good quality meeting rooms and offices in situ

Prominent Detached Office Building

100 - 1,500 Sq Ft (9.29 - 139.35 Sq M)

Location

Saville Street East is the main arterial route from Sheffield city centre to J34 of the M1 motorway, being approximately 0.75 to the west miles and 2.5 miles to the east respectively. The Lower Don Valley is the heart of the commercial district for Sheffield, with numerous businesses and occupiers close by as well as Meadowhall Shopping centre, Centertainment, Sheffield Arena, Ice Sheffield and the Olympic Legacy Park all located close by.

There are numerous bus routes running directly outside the property from the City Centre. Sheffield Midland Station is located within 1 mile to the south west of the property.

Description

The property comprises a detached, 2 storey office, with brick elevations and a flat roof, of late 1970's construction.

Internally the property is fitted to a good standard, and has had the benefit of been modernised over recent years to provide a mix of open plan working areas, private offices, staff amenities.

The property has an attractive central staircase and lightwell leading from a large ground floor reception area.

The main entrance fronts Saville Street East, although access is also provided via the rear entrance from the car park.

Externally the property has the benefit of dedicated car parking.

Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	1,000	92.9
First Floor	500	46.45
TOTAL	1,500 SQ FT	139.35 SQ M

Terms

Suites are available to rent on a semi-serviced basis, which means the rent is also inclusive of the service charges costs and utilities. Business Rates are excluded as each suite has the ability to qualify for Small Business Rates Relief.

VAT

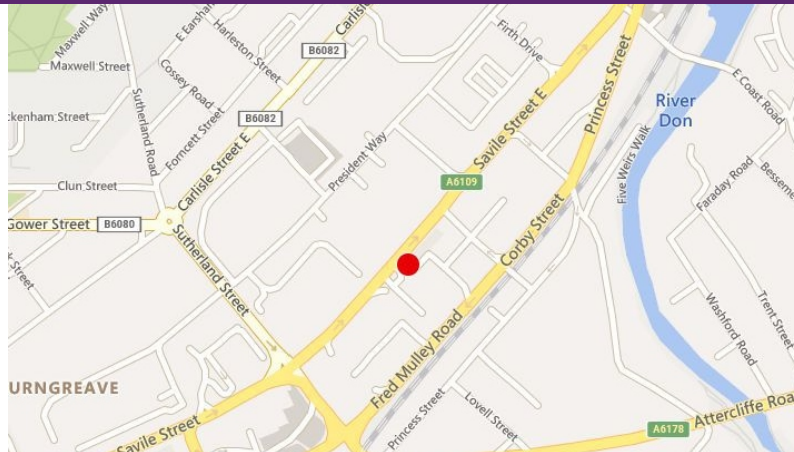
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

Available upon request.

EPC Rating

The property has a EPC rating of B.



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@cpartners.co.uk

Chloé Bennett

T: 0114 2738857

M: 07794 449746

E: chloe@cpartners.co.uk

May 2024



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.