



COMMERCIAL PROPERTY PARTNERS

**To Let**  
47 Furnace Lane  
Sheffield  
S13 9XB



## Self Contained Office Suite 1,730 Sq Ft (160.72 Sq M)

- Refurbished to a high standard
- Limited opportunity in this location
- Excellent car parking

# Self Contained Office Suite

## 1,730 Sq Ft (160.72 Sq M)

### Location

The property fronts Furnace Lane which is a main route through Woodhouse, a suburb in the south east of Sheffield.

This location has excellent road links, with direct access onto the A57 which in turn leads to Sheffield to the West or directly to J31 of the M1. Woodhouse train station is located within a short walk of the subject property and numerous bus routes run through Woodhouse, providing excellent public transport links.

### Description

An attractive self contained first floor office which has recently been refurbished to provide a very good quality, modern working environment.

The property has its own front door, leading into stairs up to the first floor office, which has the benefit of:

- Modern male and female WC's
- Fitted Kitchen
- Private office/meeting room
- LED Lighting throughout
- New carpets
- Central heating
- On site car parking

### Accommodation

DESCRIPTION	SQ FT	SQ M
First Floor	1,730	160.72
<b>TOTAL</b>	<b>1,730 SQ FT</b>	<b>160.72 SQ M</b>

### Terms

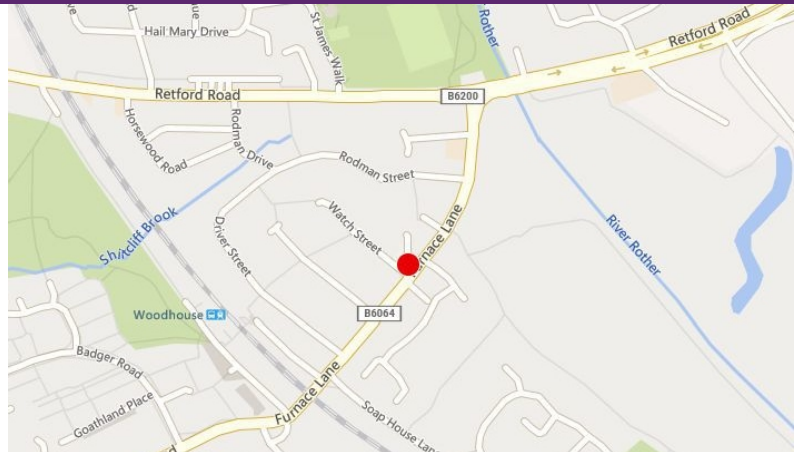
The property is available on new lease terms to be agreed at a quoting rent of £18,000 per annum.

### 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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March 2024



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