



## Ground Floor Office Suite Recently Refurbished

865 Sq Ft (80.36 Sq M)

- Popular Business Park Location
- Excellent Access to J34 of M1
- Adjacent to Meadowhall

# Ground Floor Office Suite Recently Refurbished

## 865 Sq Ft (80.36 Sq M)

### Location

Meadow Court is conveniently located close to J34 of the M1, providing excellent transport links as well as access into the surrounding locations of Sheffield, Rotherham, Barnsley and Doncaster.

Meadowhall Shopping Centre is located directly opposite, providing a wealth of amenities as well as the Public Transport Interchange, where Sheffield Super Tram, main line train services and many bus routes run from.

This destination is popular amongst a variety of businesses seeking high quality offices with their own front door. Each office is unique in size, shape and specification.

### Description

The subject property comprises a self contained, ground floor office suite within a 2-storey office building.

The property has recently been refurbished to provide high quality working environments, including tea point, new carpets and a meeting room.

### Terms

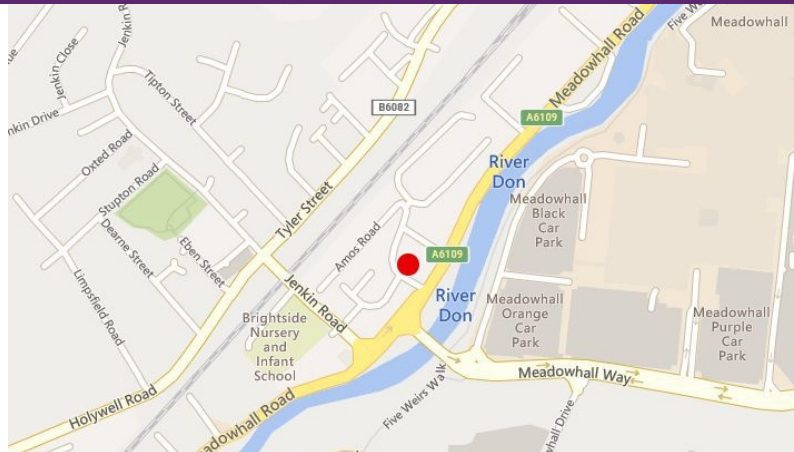
The property is available as a whole on new lease terms to be agreed or to purchase.

### VAT

VAT is applicable to this property.

### EPC Rating

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.

### Further Information

For further information please contact the sole agents CPP

Rob Darrington MRICS

T: 0114 270 9163

T:

M: 07506 119 770

M:

E: [rob@cppartners.co.uk](mailto:rob@cppartners.co.uk)

E: \_

September 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.