



High Quality, Hidden Gem Offices within Former Mill

660 - 2,050 Sq Ft (61.31 - 190.44 Sq M)

- Open plan offices with original features
- Exposed concrete and brickwork
- Unique opportunity in great location

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Location

Despite being in a highly accessible location, the subject building is hidden away amongst the traditional mill buildings of the surrounding area, which is part of the attraction of this location.

Joiner Street is immediately off Nursery Street, which connects to Kelham Island and the Inner Ring Road.

Description

The internal specification is like nothing else available on the market, with art-deco inspired finishes throughout, complementing the original, raw finishes, such as the exposed concrete beams and brickwork.

- The offices have the benefit of:
- > Cat 5 cabling in situ
 - > Private, self contained toilets
 - > Kitchen area
 - > Private office
 - > Meeting room with glazed partitioning
 - > Excellent natural light

The building also has the benefit of a large shared boardroom and teleconference facilities at ground floor level.

Accommodation

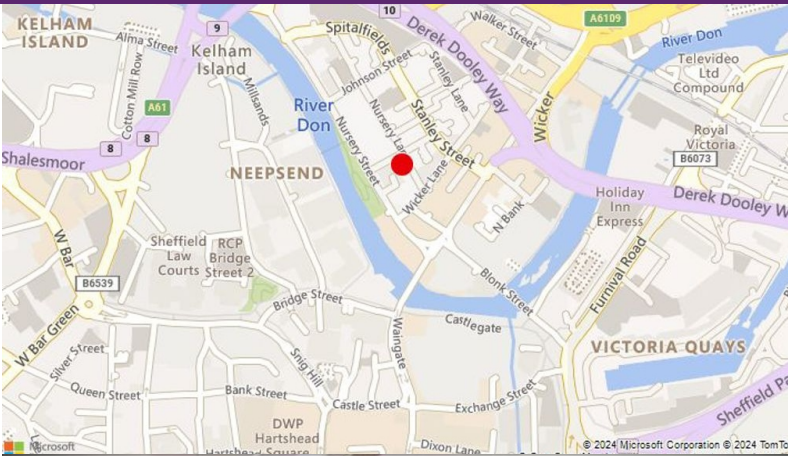
DESCRIPTION	SQ FT	SQ M
Ground Floor Joiner Street	660	61.31
3rd Floor Joiner Street	2,050	190.44
TOTAL	2,050 SQ FT	190.44 SQ M

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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COMMERCIAL PROPERTY PARTNERS

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