



## High Quality, Fully Fitted Office Suite 8,250 Sq Ft (766.42 Sq M)

- Very attractive canal-side location
- Excellent transport links and car parking
- Close to train station, transport interchange and Supertram

# High Quality, Fully Fitted Office Suite

## 8,250 Sq Ft (766.42 Sq M)

### Location

Navigation House occupies a very prominent position fronting the Sheffield Parkway, at its junction within the inner ring road, within the very attractive Victoria Quays development.

The property can be approached directly off the Sheffield parkway, the main arterial link between Sheffield City Centre Park Square roundabout and Junction 33 of the M1.

The building is well positioned within walking distance of Sheffield City Centre and rail and bus stations and is also close to the Supertram on Commercial Street.

### Description

Navigation House is a high quality office, close to the city centre in an idyllic waterfront location.

The building has recently been refurbished to provide very high quality Tenant amenity space, including shower rooms, drying rooms and cycle storage.

The office is fully fitted, including new kitchen and break out area, as well as meeting rooms, private offices and full desks, chairs and pedestals (if required).

The office suite benefits from:

- > Full raised access floor
- > New LED lighting
- > Excellent natural light
- > Comfort cooling
- > 31 car parking spaces
- > Modern reception facility
- > Showers and cycle parking
- > Building Concierge
- > 24/7 access

### Accommodation

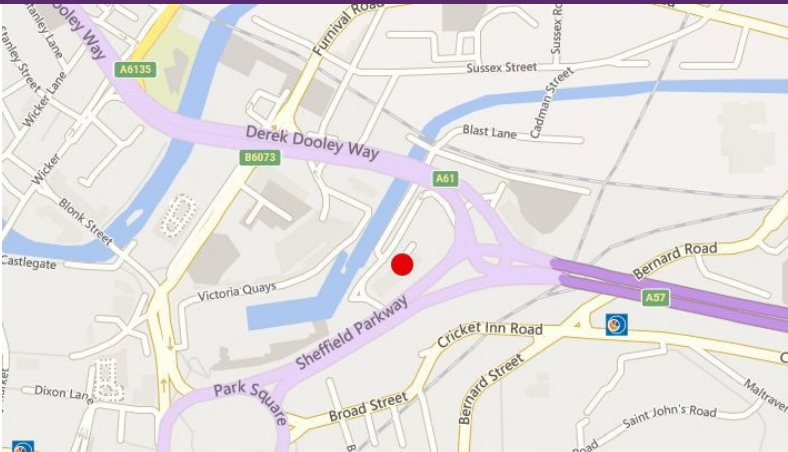
DESCRIPTION	SQ FT	SQ M
Ground Floor	8,250	766.42
TOTAL	8,250 SQ FT	766.42 SQ M

### Terms

The Ground Floor suite is available on new lease terms to be agreed.

### EPC Rating

The property has an EPC '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  
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