



## Modern Office within City Centre Listed Building

2,701 Sq Ft (250.92 Sq M)

- Modern office suite behind a Listed Building façade
- Open plan office with meeting room spaces
- On site car parking

# Modern Office within City Centre Listed Building

## 2,701 Sq Ft (250.92 Sq M)

### Location

No.1 East Parade is a very attractive, Grade II Listed Building situated in the heart of Cathedral Quarter of the city centre, fronting High Street, with the entrance to the office suites directly off East Parade, which is a very attractive, cobbled pedestrian street adjacent to the Cathedral.

This location benefits from excellent public transport links, with the Sheffield Supertram and numerous bus routes running directly outside on High Street and Church Street.

The main retail pitch of Fargate is located directly opposite. Numerous bars and restaurants are also located close by, including Kommune Food Hall, Orchard Square and Leopold Square.

Sheffield Train Station is located within a short walk, provided direct access to the national rail network.

### Description

The 4th Floor office suite is accessed from the main reception area with lift or stairs to the upper parts. The office suite benefits from the following:

- > Open plan working areas
- > Passenger Lifts
- > Attractive views overlooking Sheffield Cathedral
- > Male, female and disabled WC's
- > DDA Compliant
- > Secure cycle parking in basement

Car parking is also available within the under-croft car park, by way of separate agreement.

### Accommodation

DESCRIPTION	SQ FT	SQ M
Fourth Floor	2,701	250.92
<b>TOTAL</b>	<b>2,701 SQ FT</b>	<b>250.92 SQ M</b>

### Terms

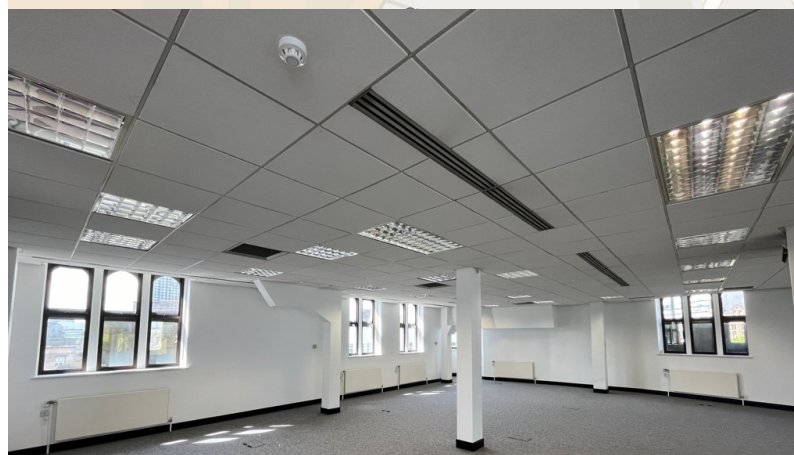
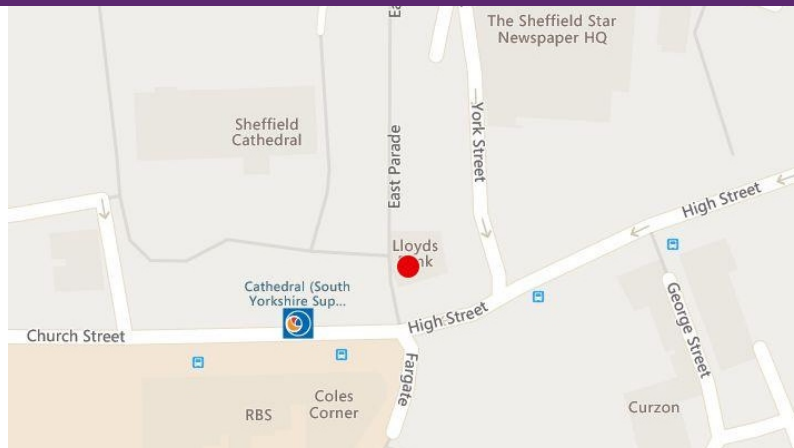
The office suite is available on new lease terms to be agreed, at a quoting rent of £12.50 per sq ft.

### 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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