

HALF PRICE RENT

for the first year

Only £13,000 pax



TO LET

Office Unit

2,622 sq.ft (243 sq.m)

First Floor Office, Telegraph House, High Street, Sheffield,
South Yorkshire, S1 2AN

- Prime location in the centre of Sheffield
- Opposite Fargate, the pedestrianised retail heart of the city
- Modern Office Suite within a Listed Building

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First Floor Office, Telegraph House, High Street, Sheffield, South Yorkshire, S1 2AN

Areas (Approx. Gross Internal)

Office Space	2,622 sq.ft	(243 sq.m)
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Description

A landmark Victorian building in the heart of a bustling city centre. Grade II Listed Telegraph House, which was originally home to the Sheffield Telegraph newspaper. It is located on Sheffield's High Street and now features retail units on street level with commercial offices and apartments above. Completed with a distinctive clock face and mouldings, it was originally constructed in 1890. Potential to combine with [ground retail unit](#)

The suite is well fitted out with the following specification:

- LED Lighting
- Glass partitioning
- Self contained male and female WC's
- Air conditioning
- Kitchen area
- Door access system
- Self contained Ground Floor access can be provided



Rent

£26,000 p.a.x

Business Rates

Rateable Value £21,750,
Sheffield City Council

Service Charge

A service charge will be levied for the maintenance of common areas.

Insurance

The Landlord will insure the premises the premiums to be recovered from the tenant.

Energy Performance

Further information available upon request.

Legal and Surveyor Costs

Each party will be responsible for their own legal and surveyors costs incurred with the proposed transaction.



Viewing

Strictly via prior appointment
with the appointed agent

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