



Modern office behind a Grade II Listed facade 9,734 Sq Ft (904.29 Sq M)

- Opportunity to occupy self-contained building
- Great on-site car parking
- Excellent location close to staff amenities and transport links
- Currently under refurbishment to provide high quality office accommodation

Modern office behind a Grade II Listed facade

9,734 Sq Ft (904.29 Sq M)

Location

20 Westfield Terrace is situated on west side of Westfield Terrace within Sheffield City Centre. Westfield Terrace runs south between West Street and Division Street. West Street is one of the main arterial routes through the city centre. Transport links are second to none with a tram stop - linking to the city's main amenities, suburbs, park-and-ride facilities, mainline railway services, and Meadowhall shopping centre.

The property is within close proximity to the A61 inner ring road providing access to Junction 33 of the M1 Motorway, approximately 7 miles to the east via the A630 Sheffield Parkway.

Description

Detached Grade II Listed Building. The former Mount Zion Chapel has retained its original façade dating from 1834 with a modern office building constructed behind.

The property has been stripped out and is in a shell condition, ready for any refurbishment works to commence.

The property is accessed via a grand entrance way, with office suites over ground, first and second floors. This is a rare opportunity to occupy a beautiful property, with many original features, whilst meeting the demands of modern office occupiers.

There is an undercroft car park which can be accessed to the side of the property via a roller shutter loading door with key fob entry system providing 14 designated car parking spaces.

The property is ready for a full internal refurbishment, which could easily provide and office to the following specification:

- > Open plan office areas
- > new male, female and disabled WC's on each floor
- > New passenger lift (already installed)
- > Location for new shower and changing facilities for cyclists
- > Secure cycle parking
- > Air conditioning
- > LED Lighting

Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	3,227	299.79
First Floor	3,250	301.92
Second Floor	3,257	302.58
TOTAL	9,734 SQ FT	904.29 SQ M

Terms



COMMERCIAL PROPERTY PARTNERS

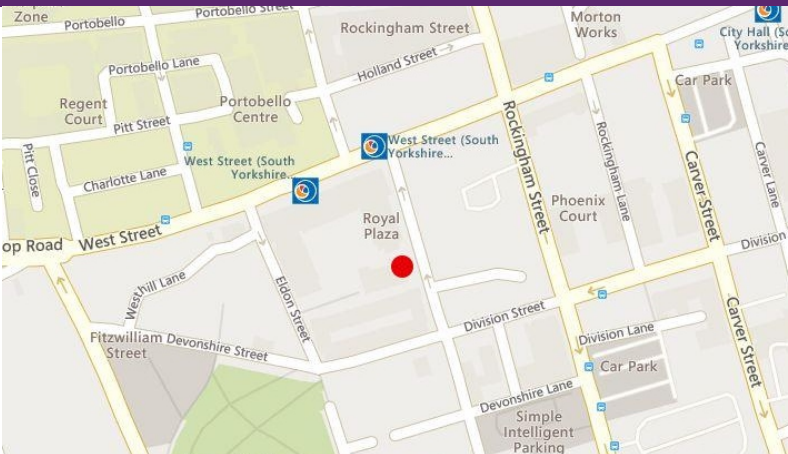
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EPC Rating

EPC Available upon request

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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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