



## Prominent City Centre Office Building 1,300 - 4,800 Sq Ft (120.77 - 445.92 Sq M)

- Recently refurbished offices suites
- Prime central location
- Flexible suite sizes available



# Prominent City Centre Office Building

## 1,300 - 4,800 Sq Ft (120.77 - 445.92 Sq M)

### Location

New Oxford House is located in the heart of Sheffield city centre. Providing excellent amenities it is adjacent to Heart of the City regeneration project, Fargate and Leopold Square. The location of the property provides excellent public transport links with numerous bus routes running close by and the Sheffield Super Tram. Sheffield Train Station is also within a short walk.

### Description

New Oxford House is currently undergoing a total refurbishment. Available from Spring 2023, will be 6 floors of quality open plan office space.

Specification will include:

- > New unmanned reception area
- > On-site Cycle Storage
- > Kitchen and WC's
- > Perimeter Trunking throughout
- > Double Glazing
- > 2 Passenger Lifts
- > Choice of either A/C or no A/C suites

### Accommodation

DESCRIPTION	SQ FT	SQ M
1st Floor	3,462	321.62
3rd Floor	3,604	334.81
4th Floor	3,604	334.81
5th Floor	3,604	334.81
Part 5th Floor	1,300	120.77
6th Floor	3,604	334.81
<b>TOTAL</b>	<b>4,800 SQ FT</b>	<b>445.92 SQ M</b>

### Terms

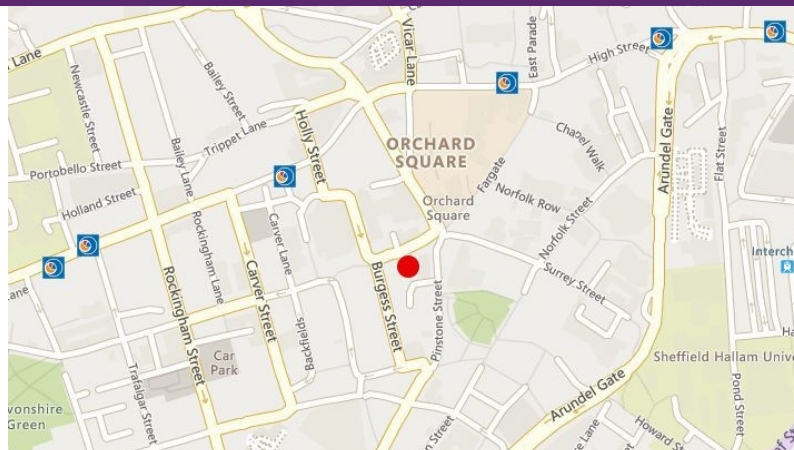
The property is available to be let by way of new FRI lease as a whole, on a floor by floor basis. Consideration may be given to sub-dividing floors to create suites from 1,000 sq ft. Terms to be agreed.

### 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 bear their own legal costs in the transaction.

### Further Information

For further information please contact the sole agents CPP

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