



330 - 2,480 Sq Ft (30.66 - 230.39 Sq M)

- Excellent quality offices in prominent location
- Flexible suite sizes available
- Car parking in courtyard + additional parking close by

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Description

Building 1 comprises a 3-storey detached office situated in the heart of the Don Valley commercial district. This location benefits from excellent public transport links, being adjacent to numerous bus routes and Sheffield Supertram as well as direct road access between Sheffield City Centre and Junction 34 of the M1.

There are numerous staff amenities close by including hotels, restaurants, fast food outlets and banks/cashpoints around the corner.

The office is fitted to a high specification including:

- > Air conditioning
- > Full raised access floor
- > DDA Compliant
- > Modern reception area
- > Suspended ceilings
- > On site car parking

The top floor is available comprising 1,800 sq ft.

Accommodation

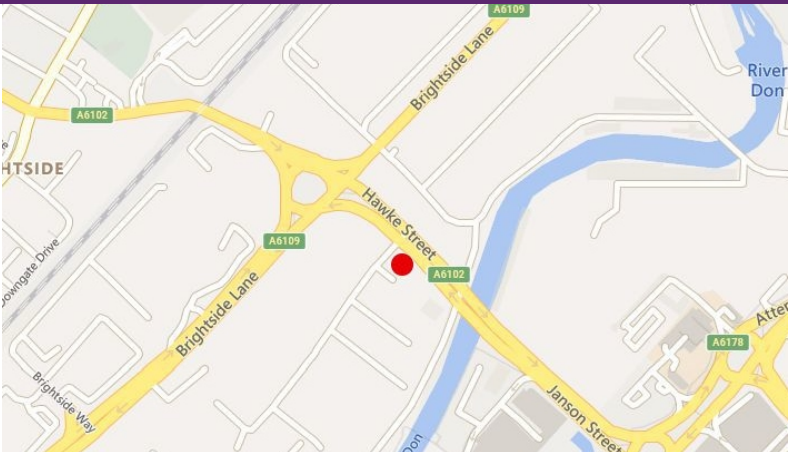
DESCRIPTION	SQ FT	SQ M
2nd Floor Office Suite	1,800	167.22
TOTAL	2,480 SQ FT	230.39 SQ M

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

Rob Darrington MRICS

T: 0114 270 9163

M: 07506 119 770

E: rob@cpppartners.co.uk

Chloé Bennett

T: 0114 2738857

M: 07794 449746

E: chloe@cpppartners.co.uk

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