

DISTINGTON HOUSE

26 Atlas Way Sheffield S4 7QQ

**4,000 - 10,000 SQ FT
OF GRADE A OPEN PLAN
OFFICE ACCOMMODATION
TO LET**

DISTINGTON HOUSE

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Distington House occupies a prominent position in the heart of the Don Valley. Fronting Brightside Lane (A6109), within close proximity to Meadowhall and the M1 whilst still within convenient reach of the city centre.

The property is a three storey modern office forming part of the Atlas Way Business Park. Existing occupiers include; South Yorkshire Police, Firth Rixon & Amey.



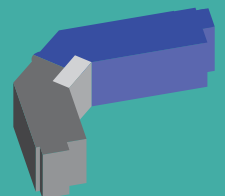
**THE AVAILABLE
ACCOMODATION PROVIDES
LARGE, OPEN PLAN OFFICES
WHICH CAN BE LET EITHER
AS A WHOLE OR ON A WING
BY WING BASIS.**

SPECIFICATION

- Air conditioning
- Raised access floors
- Plastered and painted walls
- Refurbished toilets / showers
- DDA compliant
- VDU compatible lighting
- Passenger lift
- Suspended ceilings
- On-site parking

AVAILABLE SPACE

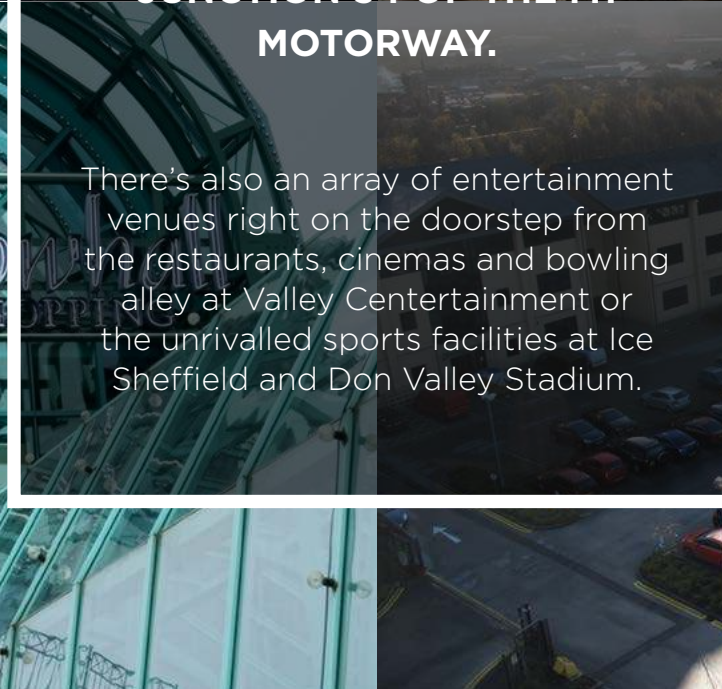
Floor	Sq Ft	Sq M	Sq Ft	Sq M
G Left	LET		2nd Left	4,300 399.4
G Right	LET		2nd Right	5,953 553

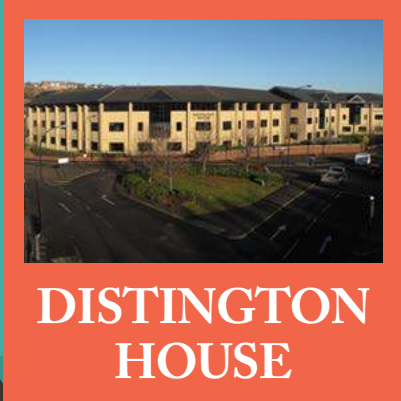
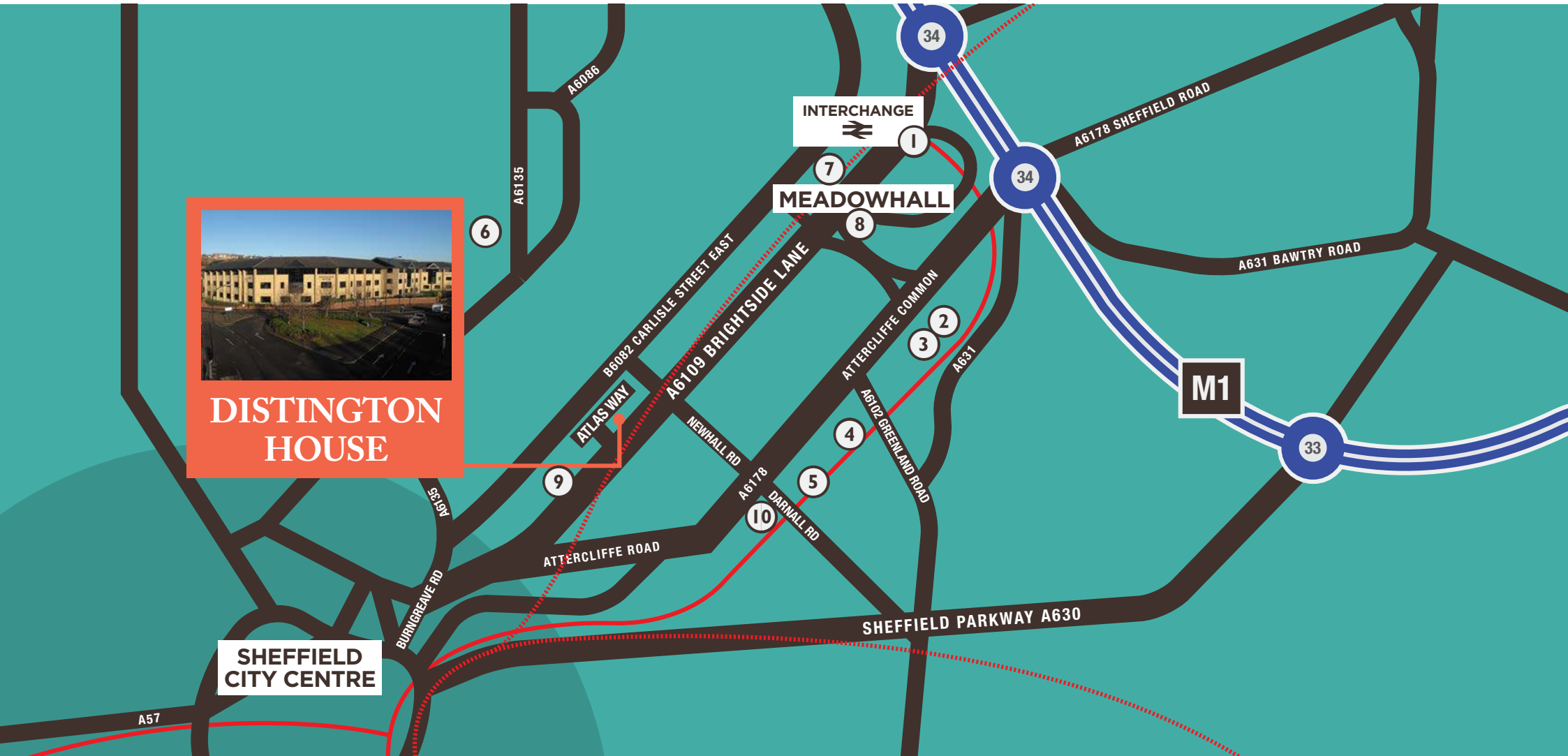




DISTINGTON HOUSE IS IDEALLY PLACED BETWEEN THE CITY CENTRE AND MEADOWHALL SHOPPING CENTRE & RETAIL PARK, AND ONLY A VERYSHORT DISTANCE FROM JUNCTION 34 OF THE M1 MOTORWAY.

There's also an array of entertainment venues right on the doorstep from the restaurants, cinemas and bowling alley at Valley Centertainment or the unrivalled sports facilities at Ice Sheffield and Don Valley Stadium.





DISTINGTON HOUSE

LOCAL AMENITIES

- | | | | |
|--------------------------|-----------------------------|-----------------|---------------------------------|
| 1 Meadowhall Interchange | 4 Sheffield Arena | 7 Royal Mail | 10 Sheffield Institute of Sport |
| 2 Meadowhall Retail Park | 5 Don Valley Stadium | 8 Forge Masters | Tram |
| 3 Valley Centertainment | 6 Northern General Hospital | 9 Gripple UK | |

**THE OFFICE SUITES ARE
AVAILABLE TO LET ON NEW
LEASE TERMS TO BE AGREED.**

**FOR VIEWING STRICTLY
BY PRIOR APPOINTMENT,
OR FOR FURTHER
INFORMATION, PLEASE
CONTACT ONE OF THE
JOINT AGENT.**

EPC available on request.



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