

To Let The Mount Glossop Road Broomhill



Grade II* Listed Office Building Size 11,970 sq ft (1,112 sq m)

- Excellent location within Broomhill
- Period stone fronted building
- Walking distance from the University & Hallamshire Hospital

Grade II* Listed Office Building – To Let Size 11,970 sq ft (1,112 sq m)

Location

The subject premises are located at the junction of Glossop Road and Newbould Lane, with access via either, in the popular suburb of Broomhill. The A57 is the main route from the City Centre, out towards the Western Suburbs and then onto The Snake Pass, leading onto Manchester.

The property is located just a short walk from the main amenities at Broomhill and the University of Sheffield's main campus. Sheffield City Centre is located within 1 mile to the East.

Description

Grade II* Listed Building set within popular South Western suburb, close to Hospital's, University of Sheffield and excellent amenities as well as being within close proximity to City Centre.

The property is accessed via a grand entrance way, with office suites of various sizes over ground, first and second floors. This is a rare opportunity to occupy a beautiful property, with many original features still in-situ. The offices also benefit from being fully cabled with Cat5 cabling and private off-road parking.

Accommodation

The unit comprises the following Net Internal Areas:

AREA	SQ FT	SQ M
TOTAL	11,970	1,112

Legal Costs

Each party to bear their own legal costs incurred in any transaction.

VAT

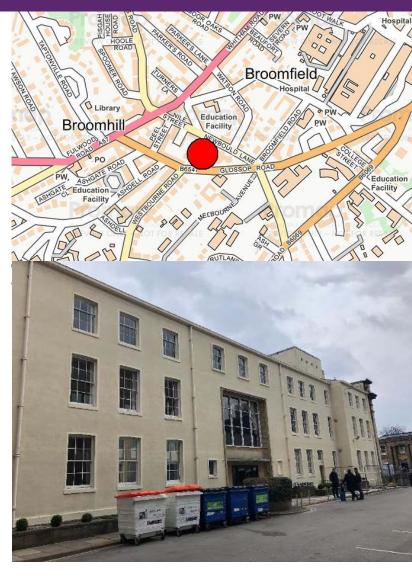
All figures quoted are subject to VAT at the prevailing rate where applicable.

EPC Rating

Full EPC available on request.

Terms

The property is available to lease as a whole on new terms to be agreed.



Further Information

 All enquires through the sole agent, CPP:

 Rob Darrington
 Max Pi

 T: 0114 270 9163
 T: 0114

 M: 07506 119770
 M: 078

Max Pickering T: 0114 270 9165 M: 07835 059363 E: max@cppartners.co.uk

Date of Particulars

E: rob@cppartners.co.uk

May 2019



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.