



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:

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Date of Particulars

May 2019



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