



COMMERCIAL PROPERTY PARTNERS

To Let

Fox House, 1 Fox Valley Way
Sheffield
S36 2AA



Unique Modern Grade A Office 3,951 Sq Ft (367.05 Sq M)

- Modern Grade A Office With Character
- Excellent Location adjacent to Fox Valley Retail Park
- Could be suitable for alternative commercial uses (STP)

Unique Modern Grade A Office

3,951 Sq Ft (367.05 Sq M)

Location

The property is situated in a prominent position at the entrance of the popular Fox Valley Retail Park in the heart of Stocksbridge. This location is highly accessible via car from the A616 bypass, as providing an abundance of on site staff amenities. The property is located less than 6 miles from J36 of the M1 and just 9 miles north of Sheffield City Centre.

Description

The property comprises a modern 2 storey, detached building of period character with the benefit of a modern, 'Grade A' interior.

The premises benefit from the following facilities/specification:

- > Full access raised floors with carpeting throughout
- > Gas fired central heating & Comfort Cooling
- > Double glazing
- > Security Alarm System
- > Large Floor to ceiling height
- > Open Plan working environment
- > Internal feature Stairwell
- > Private fitted offices
- > Male/Female/Disabled WC's

Although the property has most recently been used for Office Use, the property could suit a variety of alternative uses (STP), such as:

- > Showroom
- > Leisure
- > Restaurant / Bar
- > Retail

Accommodation

The property comprises 2 storey accommodation totalling 3,951 sq ft (367.05 sq m).

Terms

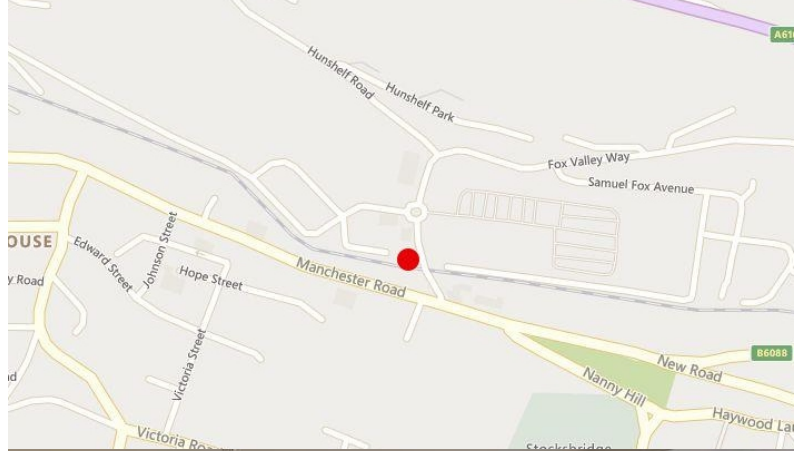
The property is available to lease on FRI terms to be agreed with a quoting rent of £39,500 per annum exclusive.

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

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