



Modern Ground Floor Office 2,488 Sq Ft (231.14 Sq M)

- Direct access to J33 and 34 of the M1
- High quality specification
- Excellent nearby staff facilities and transport links

Modern Ground Floor Office

2,488 Sq Ft (231.14 Sq M)

Location

P4 is located within the popular and established Sheffield Business Park which is considered the premier business park location in the region.

The property provides access to both Sheffield centre and J33 of the M1 motorway approximately 1 and 3 miles respectively. A regular shuttle bus links Sheffield Business Park to Sheffield and Rotherham city centres, Meadowhall Shopping Centre and the Supertram.

Description

The ground floor office of Unit P4 is located within the popular and established Sheffield Business Park which is considered the premier business park location in the region. The property comprises a modern ground floor self contained office unit and associated parking. The ground floor of the two storey unit is available along with the associated parking bays.

The property benefits from the following:-

- > Open plan office areas
- > Kitchen facilities
- > Solar tinted double glazing
- > Gas central heating
- > 9 Car parking spaces available
- > Male and female WC's

Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	2,488	231.14
TOTAL	2,488 SQ FT	231.14 SQ M

Terms

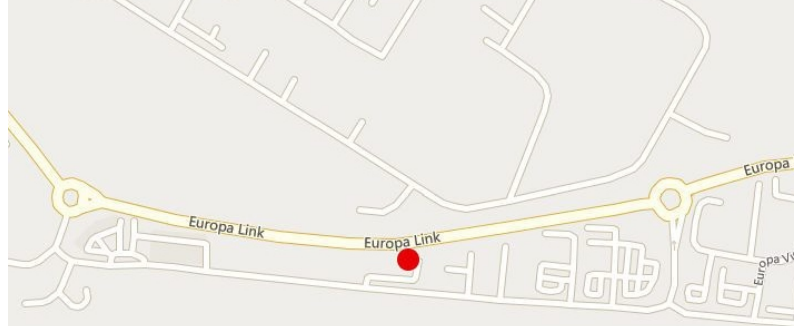
Available to lease by way of a new lease on terms to be agreed.

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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