



Highly prominent, first floor offices Size 3,559 sq ft (330.7 sq m)

- High quality office accommodation
- Self contained, private entrance
- Excellent transport links and car parking ratios
- Fitted ready for immediate occupation

Highly prominent, first floor office

Size 3,559 sq ft (330.7 sq m)

Location

Arena Court is located within the prime commercial area of Sheffield's Lower Don Valley approximately 2 miles to the north east of the city centre and approximately one mile to the south west of Junction 34 of the M1 and Meadowhall Shopping Centre.

Numerous bus routes run directly outside the property, linking Sheffield and Rotherham city centres and Meadowhall Shopping Centre. The Sheffield Supertram is located directly opposite at Sheffield Arena.

There are a number of close by amenities, including Starbucks, Costa Coffee, the Area Square pub, as well as Meadowhall Retail park situated directly opposite.

Description

The property comprises the first floor of a two storey, detached office unit of traditional appearance with brick elevations and pitched tiled roof. The suite is accessed via its own front door and reception area.

The property benefits from the following:-

- Fully refurbished
- Suspended ceiling with LED lighting
- Central heating
- Male and female WCs
- Raised access floor
- Kitchen area
- Double glazed windows
- 16 car parking spaces

Accommodation

Description	SQ M	SQ FT
First floor	330.7	3,559
Total	330.7 Sq M	3,559 Sq Ft

Terms

The premises are available to let by way of a new lease on terms to be agreed.



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.

Ratable Value

The property has a current ratable value of £31,100, excluding car parking.

EPC Rating

This is available upon request.

Further Information

For further information please contact the sole agents CPP
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Date of Particulars

January 2021



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