



High Quality Hybrid Warehouse/Office Size 4,293 sq ft (398.8 sq m)

- High quality refurbished office accommodation
- Refurbished warehouse/storage area
- Excellent access to City Centre and Motorway

High Quality Hybrid Warehouse/Office

Size 4,293 sq ft (398.8 sq m)

Location

The subject properties is situated immediately behind Albion Works, Savile Street, immediately East of Sheffield City Centre. Savile Street is one of the main arterial routes from Sheffield City centre, out towards Meadowhall and J35 of the M1 Motorway.

Description

This property has recently been renovated to provide high quality office and amenity space with warehouse/stores adjacent. The offices are fully fitted and ready for immediate occupation. The warehouse/store area has a full height roller shutter door, new lighting and a cleared height of approximately 4m. The property also has the benefit of a secure parking and loading area.

Accommodation

Description	SQ M	SQ FT
Office/Amenity	208.2	2,241
Warehouse/Stores	190.6	2,052
Total	398.8 Sq m	4,293 sq ft

Legal Costs

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

VAT

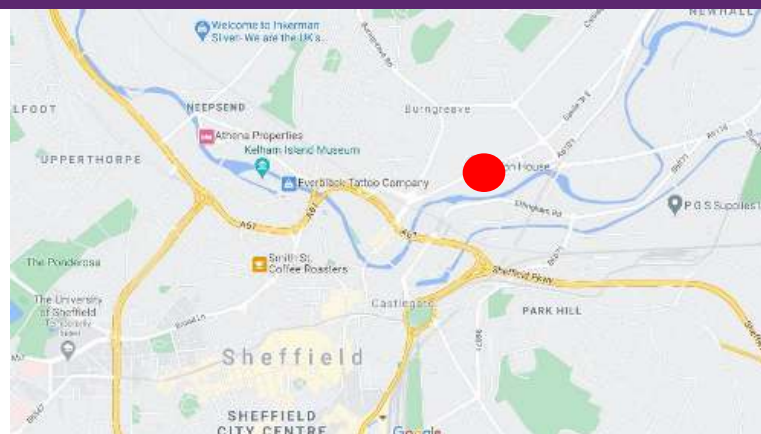
All figures quoted are subject to VAT at the prevailing rate where applicable.

Terms

The premises are available to purchase for a quoting price in excess of **£350,000**. Alternatively, the premises are available to let by way of a new lease on terms to be agreed. Quoting price for a new lease is **£30,000**.

EPC Rating

This is available upon request.



Further Information

For further information please contact the sole agents CPP:

Rob Darrington

T: 0114 2709163

M: 07506 119770

E: rob@cpartners.co.uk

Max Pickering

T: 0114 270 9165

M: 07835 059 363

E: max@cpartners.co.uk

Date of Particulars

September 2020



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.