



## Well Located Commercial Property Size 10,808-21,474 sq ft (1004-1995 sq m)

- High quality offices with additional storage/warehousing
- Highly accessible location
- Suitable for a variety of uses
- Substantial car parking

# Well Located Commercial Property

## Size 10,808-21,474 sq ft (100.8-1995 sq m)

### Location

The property is situated on Arley Street, but also extends round fronting Denby Street, immediately adjacent to the south of Sheffield's inner ring-road, close to Bramall Lane football ground. Sheffield city centre is within close proximity, being 0.5 miles to the North. Sheffield Mainline Train Station is located within 0.75 miles to the North East.

### Description

The property comprises a mix of building types, all occupied as a single opportunity, most recently used as a Head Office function with an abundance of parking facilities. The main entrance fronts onto Arley Street, which leads into the main offices. The majority of the office accommodation is on the ground floor, with several meetings rooms and private offices at first floor level.

The offices benefit from the following:

- 3 large open plan areas at ground floor
- High quality kitchen/break out area
- Large board room
- Several meeting rooms
- Reception area
- Storage areas
- Air conditioning
- LED/LG3 Compliant Lighting

### Accommodation

From measurements taken on site, the property has the following floor areas:

Arley Street, measured on a NIA Basis:

Accommodation	SQ FT	SQ M
Ground Floor Offices	9,325	866.30
First Floor Offices	1,483	137.73
<b>Total</b>	<b>10,808</b>	<b>1,004.03</b>

Denby Street, measured on a GIA Basis:

Accommodation	SQ FT	SQ M
Warehouse/Car Park 1	4,492	866.30
Warehouse/Car Park 2	6,174	137.73
<b>Total</b>	<b>10,666</b>	<b>990.88</b>

### Legal Costs

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



### Availability

The property is available to let by way of a sublease of the existing lease term, or by way of a new lease direct with the Landlord, subject to separate negotiation. Offers invited for consideration.

### Further Information

All enquiries through the sole agent CPP.

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### Date of Particulars

January 2020



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