



Modern Semi-Serviced Business Suites Suites Available from 150 sq ft

- Highly accessible suburban location
- Excellent nearby staff amenities and public transport
- On site car parking
- Flexible terms available

Modern Semi-Serviced Business Suites

Suites Available from 150 sq ft

Location

The property is located in a prominent position at the foot of Lydgate Lane on the border of the 2 popular west Sheffield suburbs of Crookes with Broomhill. The building has good public transport links (there's a bus stop outside the entrance) and all local facilities are to be found on the Crookes District shopping centre just up the road.

Description

The available accommodation is located over 3 floors in the building and is laid out as a number of office suites of various sizes as per the schedule attached. The space is mostly open plan in design with communal kitchen and W.C. facilities on site. Some rooms have the benefit of comfort cooling whilst all benefit from gas central heating, carpeting, blinds to the windows, suspended ceilings. Some on site car parking may be available.

Availability

Floor	Size sq ft	Cost PCM
LGF Office 1	450	£655
GF Office 7&8	1,525	£2,225
GF Office 14	651	£950
1F Office 2	158	£230
1F Office 11&12	273	£400
2F Office 2	150	£220

Costs are inclusive of Rent, Service Charge and Utilities.

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.



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

July 2020



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