



## High quality self-contained office or studios Size 1,013 sq ft (94.14 sq m)

- High quality office accommodation
- Ideal for a variety of uses, such Medical, Professional Services, etc
- Fully fitted ready for immediate occupation

# High quality self-contained office

## Size 1,103 sq ft (94.14 sq m)

### Location

The property is situated fronting London Road at the junction with Sharrow Lane. Sheffield City Centre is within 750 metres to the north, which the popular residential suburbs of Abbeydale, Millhouses and Nether Edge are located to the South.

London Road and Abbeydale Road have become one of Sheffield's preferred locations for independent businesses with a range of occupiers close by.

### Description

The property is accessed off a private entrance on the Sharrow Lane elevation, with accommodation over first and second floor levels.

The property was previously occupied for medical related use and could be ideal for any business that requires private offices or consultation, clinical or therapy rooms.

The office benefits from the following:

- Fully fitted rooms
- High quality finishes throughout
- Many original features remaining in situ
- WC's on each floor
- Excellent natural light in each room
- Modern door access and intercom
- Solid wooden floors throughout

### Accommodation

DESCRIPTION	SQ M	SQ FT
First Floor	47.31	509
Second Floor	46.83	504
<b>TOTAL</b>	<b>94.14 SQ M</b>	<b>1,013 SQ FT</b>

### Terms

The premises are available to let by way of a new lease on terms to be agreed, at an annual rent of £19,800 per annum.

### Legal Costs

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

### VAT

The property has not been elected for VAT purposes; therefore, VAT is not applicable to the rent.



### Ratable Value

The property has a rateable value of £7,800, meaning that it falls below the threshold for Small Business Rates Relief.

### 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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