

2ND FLOOR OFFICE SPACE – 6,871 SQ FT

Advantage House

J33 M1, POPLAR WAY, ROTHERHAM, S60 5TR

TO LET

Landmark office fronting
Sheffield Parkway

Modern Open Plan Office

Extensive On-Site Car Parking

Excellent Local Facilities

Direct Access to Sheffield
City Centre & J33 M1

Harworth

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Description

Advantage House is a landmark office, fronting Sheffield Parkway, situated within Sheffield City Region's "Advanced Manufacturing and Innovation District" which is home to many of the UK's leading companies in the sector, including Rolls-Royce, Boeing, McLaren and the University of Sheffield.

The subject demise comprises the second floor suite which is accessed via a communal glazed entrance leading to a reception lobby with door access system for occupiers. This in turn leads to a communal shower and changing area, and the lift and stair lobby. The subject suite is regular in shape, allowing maximum flexibility for fit-out and has the following specification:

- Raised access floor
- Full comfort cooling/heating
- Suspended ceiling
- Excellent natural light
- LED lighting

The office also has a unique use of an external roof terrace, opening up the office to outdoors, as well as a car parking ratio of 30 spaces.

TERMS

The second floor suite is available on new FRI lease terms to be agreed.

CONTACT & FURTHER INFORMATION



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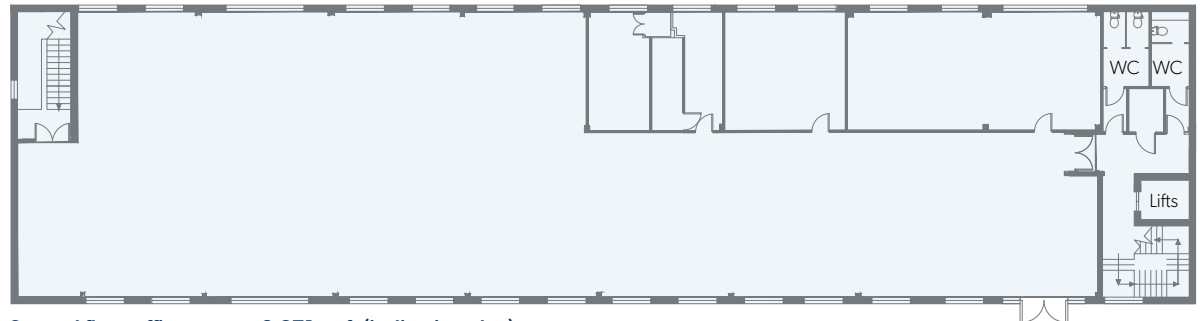
Indicative Office Image



Costa Coffee On-Site



EV Charging On-Site



Second floor office space - 6,871 sq ft (indicative plan)



Location map