



Modern Office Accommodation

Size 2,228 – 12,223 sq ft (207 - 1,136 sq m)

- Modern Self Contained Offices
- Excellent location close to J34 of M1
- Modern HQ Style Office Facility
- Potential to split or to occupy the whole

Modern Office Accommodation – To Let

Size 2,228 – 12,223 sq ft (207 - 1,136 sq m)

Location

The property is located on Don Road, just off Brightside Lane in Sheffield. Brightside Lane is a main arterial route linking the industrial heartland to Junction 34 of the M1 Motorway.

The property is approximately 1.5m from both the city centre and J34 with a number of similar industrial land users surrounding the unit.

Description

The property comprises a detached modern two storey office building with associated car parking. The office benefits from a main reception area providing access to the offices. There is an additional access in the middle of the building, which enables the office to be split both vertically and horizontally.

The offices benefits from being DDA compliant with lift access and could provide a modern HQ style office facility. The office benefits from Air conditioning and had recently been fully refurbished.

The property benefits from the following specification: -

- Air-conditioning
- New carpets and recently repainted
- Male, female and Disabled WC's
- Lift access
- 47 car parking spaces (4 per 1,000 sq ft ratio)

Accommodation

From the measurements taken on site we understand that the property benefits from the following net internal area:-

Description	Sq m	Sq m
Ground Floor Left	357.70	3,850
Ground Floor Right	207.02	2,228
First Floor Left	221.52	2,384
First Floor Right	349.40	3,761
TOTAL	1,135.64	12,223

Legal Costs

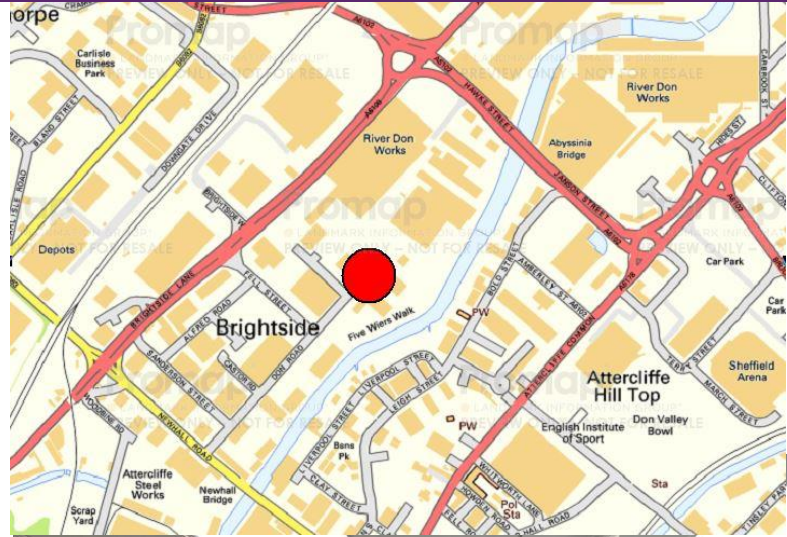
Each party to bear their own legal costs incurred in any transaction.

EPC Rating

Available upon request.

VAT

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



Terms

The property is available to lease by way of a new lease on terms to be agreed. The property can be taken as a whole or in part. **Quoting rent is £12.75 psf pa.**

Further Information

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Date of Particulars

July 2021



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