



High Quality, Self Contained Office Space 2,620 Sq Ft (243.4 Sq M)

- Direct access to J33 and J34 of the M1
- High quality specification
- Excellent nearby staff facilities and transport links

High Quality, Self Contained Office Space

2,620 Sq Ft (243.4 Sq M)

Description

P4 is located within the popular and established Sheffield Business Park which is considered the premier business park location in the region.

The property provides access to both Sheffield centre and J33 of the M1 motorway approximately 1 and 3 miles respectively. A regular shuttle bus links Sheffield Business Park to Sheffield and Rotherham city centres, Meadowhall Shopping Centre and the Supertram.

Accommodation

This property is a 2 storey detached office. The subject demise comprises the first floor suite, which is accessed via a self contained ground floor reception entrance.

The office has recently been refurbished to provide a high quality open plan office ready for occupation. The office also benefits from a fully fitted meeting room and various private offices.

The office benefits from the following:

- Modern entrance area
- Air conditioning
- Full raised access floor
- Glazed Partitioning
- LED Lighting
- 9 Car Parking Spaces

Accommodation

DESCRIPTION	SQ FT	SQ M
First Floor Office	2,620	243.4
TOTAL	2,620 SQ FT	243.4 SQ M

Terms

The premises are available to let by way of a new lease on a single floor, at a quoting rent of £21,000 per annum for the first floor.

VAT

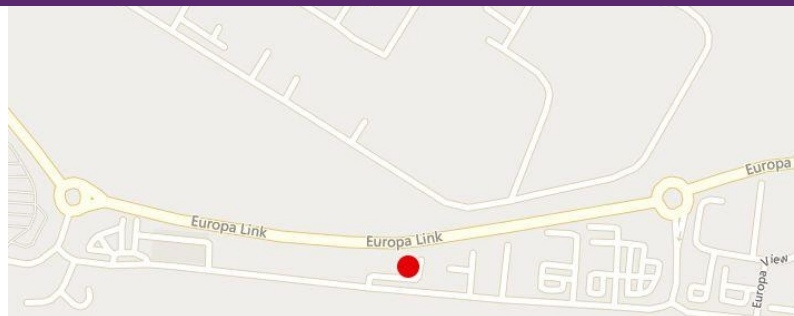
All figures are quoted exclusive of VAT at the prevailing rate.

Rateable Value

The rateable value of the premise is £13,250. Therefore, the building should benefit from small business rates relief. Each party is advised to contact the local authority for further information on this.

EPC Rating

EPC Available upon request



Anti-Money Laundering (AML)

To comply with AML Regulations, identification checks and confirmation of source of funding is required from any purchaser or lessee.

Legal Costs

Each party to bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP
 Mr Ed Norris MRICS
 T: 0114 270 9160
 M: 07711 319 339
 E: ed@cpppartners.co.uk
 Mr Max Pickering MRICS
 T: 0114 2738857
 M: 07835 059363
 E: max@cpppartners.co.uk

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