



Ground Floor Commercial Unit 1,740 Sq Ft (161.65 Sq M)

- Forming part of a major residential complex
- Prominent roadside location
- Suitable for a variety of uses

Ground Floor Commercial Unit

1,740 Sq Ft (161.65 Sq M)

Location

The property is situated fronting Rockingham Street, which connects the main thoroughfares of West Street and Broad Lane, in the heart of the city centre. West Street is a very popular destination for retail and Food & Beverage occupiers, as well as being the route for numerous bus routes and Sheffield Super Tram, providing excellent public transport links.

Description

The subject property comprises a ground floor commercial unit, forming part of the high quality 'Loxley Heights' Private Accommodation development and the 'Steel Works' Student Living development.

The unit benefits from a prominent road position as well as having fully glazed frontage. It is currently in a 'shell condition' with capped off mains electricity, water and drainage, ready for any tenants fit out.

Accommodation

DESCRIPTION	SQ FT	SQ M
Ground Floor	1,740	161.65
TOTAL	1,740 SQ FT	161.65 SQ M

Terms

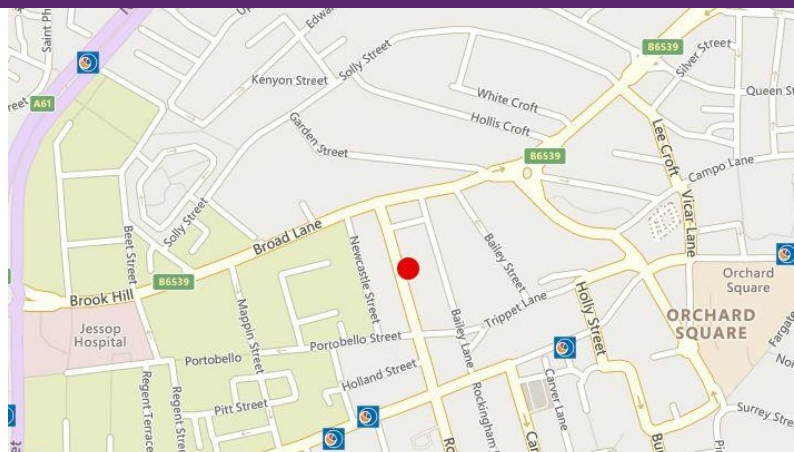
The property is available to rent on new lease terms to be agreed at a quoting rent of £26,100 per annum.

VAT

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

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 bear their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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