



Well located, pavilion style office 2,524 - 10,055 Sq Ft (234.48 - 934.11 Sq M)

- Open Plan Office Suites
- Fully Air Conditioned
- 15 Parking Spaces per suite
- Excellent close by staff amenities
- Excellent public transport links

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Location

The premises are prominently situated on Carbrook Hall Road which is accessed immediately off Attercliffe Common (A6178), the main arterial route from Sheffield City Centre to Junction 34 of the M1 motorway. The property is opposite Meadowhall Retail Park and close to Meadowhall Shopping Centre and Valley Centertainment, all of which provide an excellent range of staff amenities.

Description

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The demise comprises ground and first floor accommodation in this well located, modern office. Access to the building is via a double height fully glazed reception area. The office benefits from the following specification:

- LG7 compliant lighting
- Air conditioning
- Eight person passenger lift
- Parking ratio of 1 space per 175 sq ft
- Kitchen facility on each floor
- DDA compliant access

Accommodation

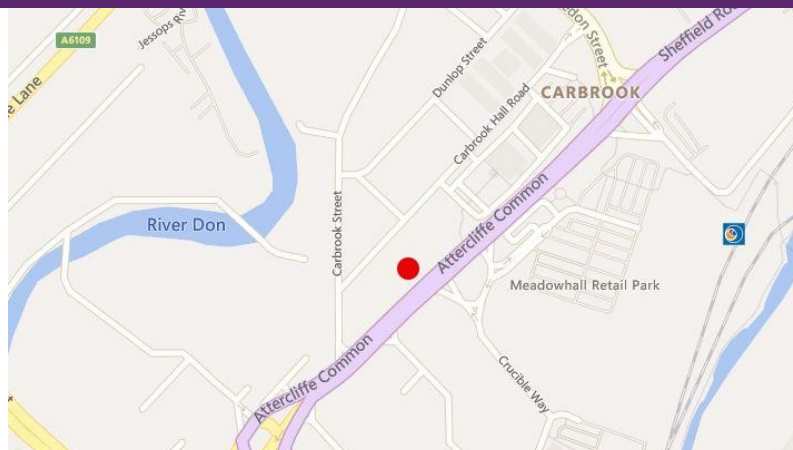
DESCRIPTION	SQ FT	SQ M
GF Unit A	2,524	234.48
1F Unit A	2,513	233.46
GF Unit B	2,507	232.9
1F Unit B	2,511	233.27
TOTAL	10,055 SQ FT	934.11 SQ M

Terms

The property is available either suite by suite or as a whole on new lease terms to be agreed.

VAT

The property has been elected for VAT purposes.



Anti-Money Laundering (AML)

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

Further Information

For further information please contact the sole agents CPP
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September 2022



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