



## Highly prominent, Two Storey Office Unit 4,369 Sq Ft (405.88 Sq M)

- High quality office Grade A accommodation
- Self contained, two storey office
- Excellent transport links and car parking ratios
- Immediately available

# Highly prominent, Two Storey Office Unit

## 4,369 Sq Ft (405.88 Sq M)

### Location

Ash House is located on Hallamshire Court, a small modern pavilion style business park on the South westerly side of Sheffield City Centre. The office is well located with access to Sheffield's Ring Road from either Ecclesall Road or London Road, providing access to either J34 or J31 of the M1 in opposing directions.

Both Ecclesall Road and London Road provide a wealth of close by staff amenities. surrounding occupiers include Investec Wealth Management and Shorts Accountants.

### Description

The property comprises a two storey detached office building on brick construction with large glazed windows to the front, side and rear elevations, providing excellent natural light. The property has undergone a comprehensive refurbishment and is now available for immediate occupation.

The building benefit from the following specification:

- Full accessed raised floors
- New LED Lighting
- New Comfort Cooling
- Male and female W/C on each floor
- Shower facilities
- New kitchenette facilities
- Cycle parking
- 15 car parking spaces

### Accommodation

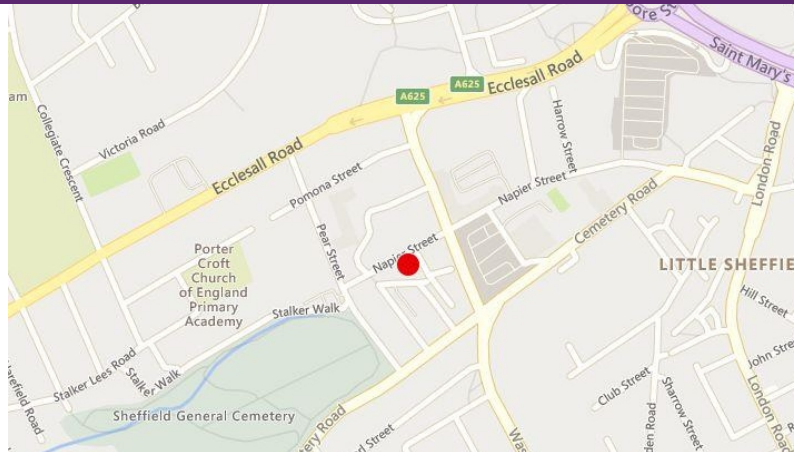
The property has a Net Internal Area of 4,369 sq ft (405.88 sq m).

### Terms

The property is available on new lease terms to be agreed, at a quoting rent of £60,000 per annum.

### 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.

### Further Information

For further information please contact the sole agents CPP  
Rob Darrington MRICS      Mr Max Pickering MRICS  
T: 0114 270 9163              T: 0114 2738857  
M: 07506 119 770              M: 07835 059363  
E: [rob@cpartners.co.uk](mailto:rob@cpartners.co.uk)      E: [max@cpartners.co.uk](mailto:max@cpartners.co.uk)

September 2022



Important Notice 1. Particulars: These particulars are not an offer or contract, nor part of one. You should not rely on statements by Commercial Property Partners (CPP) in the particulars or by word of mouth or in writing ("information") as being factually accurate about the property, its condition or its value. Neither CPP nor any other agent has any authority to make any representations about the property, and accordingly any information given is entirely without responsibility on the part of the agents, seller(s) or lessor(s). 2. Photos etc: The photographs show only certain parts of the property as they appeared at the time they were taken. Areas, measurements and distances given are approximate only. 3. Regulations etc: Any reference to alterations to, or use of, any part of the property does not mean that any necessary planning, building regulations or other has been obtained. A buyer or lessee must find out by inspection or in other ways that these matters have been properly dealt with and that all information is correct.