



Self Contained City Centre Office

2,776 - 5,626 Sq Ft (257.89 - 522.66 Sq M)

- Available Immediately
- Flexible terms available
- Close to amenities and transport links

Self Contained City Centre Office

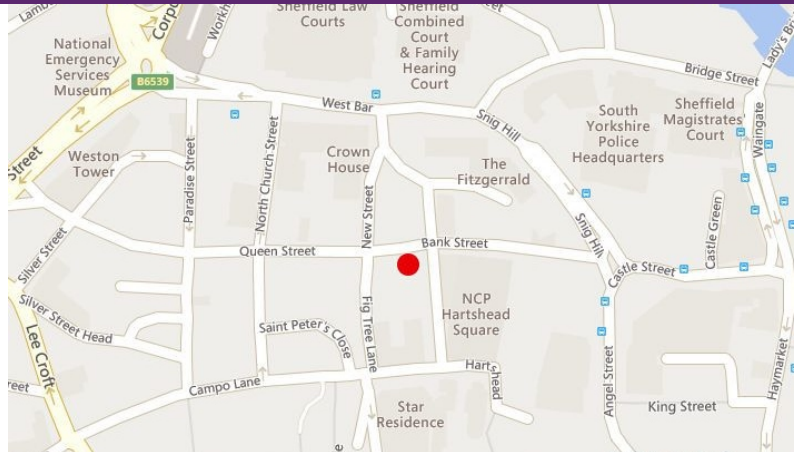
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Location

Churchill House is very well located in the heart of the traditional professional district of Sheffield, close to the Cathedral. All major shops and amenities are on close by on Fargate.

This location is well served by public transport links, with numerous bus routes and Sheffield Super Tram running close by along High Street.

The property is also easily access via car, with parking available adjacent via the NCP Multi-storey car park.



Description

Churchill House provides a great opportunity for good, functional office space at an economical rental. the building is accessed via a private entrance off Meeting House Lane with stairs and lifts leading to the 1st and 2nd floor office suites. The suites have recently been refurbished and provide the following specification:

- > LED Lighting
- > Refurbished male, female and disabled WC's
- > Kitchen area
- > Lift access from reception
- > Gas powered central heating



Accommodation

| DESCRIPTION | SQ FT | SQ M |
|--------------|--------------------|--------------------|
| First Floor | 2,850 | 264.76 |
| Second Floor | 2,776 | 257.89 |
| TOTAL | 5,626 SQ FT | 522.66 SQ M |

Terms

The office suites are available on a floor by floor basis on terms to be agreed.

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 bare their own legal costs in the transaction.

Further Information

For further information please contact the sole agents CPP

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